

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/16 ANGLIA COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,200

Property type

Unit

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18/52 LATHAM STREET WERRIBEE VIC 3030 | \$475,000 | 12-Mar-24 |
| 1/7 CROWN COURT TARNEIT VIC 3029      | \$450,000 | 27-Mar-24 |
| 1/231 SHAWS ROAD WERRIBEE VIC 3030    | \$485,000 | 03-Feb-24 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 May 2024



**18/52 LATHAM STREET WERRIBEE  
VIC 3030**

3 1 1

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date

**12-Mar-24**

Distance

**0.4km**



**1/7 CROWN COURT TARNEIT VIC  
3029**

3 1 1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**27-Mar-24**

Distance

**1.19km**



**1/231 SHAW'S ROAD WERRIBEE  
VIC 3030**

3 1 1

Sold Price

**\$485,000**

Sold Date

**03-Feb-24**

Distance

**1.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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