

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

23/52 LATHAM STREET WERRIBEE VIC 3030

Indicative selling price

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

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,250

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 343 HEATHS ROAD WERRIBEE VIC 3030 | \$385,000 | 15-Oct-24 |
| 343A HEATHS ROAD WERRIBEE VIC 3030 | \$385,000 | 15-Oct-24 |
| 19/139 TARNEIT ROAD WERRIBEE VIC 3030 | \$386,000 | 02-Oct-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: 17 February 2025



343 HEATHS ROAD WERRIBEE VIC 3030 Sold Price ^{RS} **\$385,000** Sold Date **15-Oct-24**
 Distance **1.12km**
 2 1 1



343A HEATHS ROAD WERRIBEE VIC 3030 Sold Price **\$385,000** Sold Date **15-Oct-24**
 Distance **1.13km**
 2 1 1



19/139 TARNEIT ROAD WERRIBEE VIC 3030 Sold Price **\$386,000** Sold Date **02-Oct-24**
 Distance **1.4km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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