

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

1/106 WEDGE STREET NORTH 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/54 COTTRELL STREET WERRIBEE VIC 3030	\$350,000	17-Dec-21
1/17 HOGAN GROVE WERRIBEE VIC 3030	\$340,000	21-Oct-21
3/17 HOGAN GROVE WERRIBEE VIC 3030	\$340,000	03-Feb-22

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: 28 March 2022

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**3/54 COTTRELL STREET
WERRIBEE VIC 3030**

3 1 1

Sold Price **\$350,000** Sold Date **17-Dec-21**

Distance **0.02km**



**1/17 HOGAN GROVE WERRIBEE
VIC 3030**

2 1 -

Sold Price **\$340,000** Sold Date **21-Oct-21**

Distance **0.37km**



**3/17 HOGAN GROVE WERRIBEE
VIC 3030**

2 1 1

Sold Price ^{RS} **\$340,000** Sold Date **03-Feb-22**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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