

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

7 QUAY BOULEVARD WERRIBEE SOUTH 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Werribee South

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

113/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$443,000	11-Jun-21
309/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$440,000	06-Feb-22
78 JETTY ROAD WERRIBEE SOUTH VIC 3030	\$480,000	25-Apr-21

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: 25 March 2022

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113/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price

\$443,000

Sold Date

11-Jun-21

Distance

0.14km

309/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price

\$440,000

Sold Date

06-Feb-22

Distance

0.14km

78 JETTY ROAD WERRIBEE SOUTH VIC 3030

3 2 1

Sold Price

\$480,000

Sold Date

25-Apr-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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