

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

131/33 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Apr 2023

to

31 Mar 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

232/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$535,000	19-Oct-23
408/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$450,000	06-Feb-24
307/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$350,000	27-Mar-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: 15 April 2024

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**232/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

2 2 -

Sold Price **\$535,000** Sold Date **19-Oct-23**

Distance **0.1km**



**408/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

2 1 1

Sold Price **\$450,000** Sold Date **06-Feb-24**

Distance **0.03km**



**307/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **27-Mar-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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