

## 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

2/45 SONGLARK CRESCENT 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

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

16/52 LATHAM STREET WERRIBEE VIC 3030	\$380,000	09-Apr-24
4/86 PURCHAS STREET WERRIBEE VIC 3030	\$385,000	19-Apr-24
2/183 SHAWS ROAD WERRIBEE VIC 3030	\$400,000	11-May-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: 22 July 2024



**16/52 LATHAM STREET WERRIBEE VIC 3030** Sold Price **\$380,000** Sold Date **09-Apr-24**

2 1 1

Distance **1.01km**



**4/86 PURCHAS STREET WERRIBEE VIC 3030** Sold Price **\$385,000** Sold Date **19-Apr-24**

2 1 1

Distance **1.34km**



**2/183 SHAWS ROAD WERRIBEE VIC 3030** Sold Price **\$400,000** Sold Date **11-May-24**

2 1 1

Distance **1.54km**

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

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