

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

124/33 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

\$525,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Feb 2021

to

31 Jan 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

230/50 Catamaran Drive Werribee South VIC 3030	\$550,000	22-Mar-21
3 Quay Boulevard Werribee South VIC 3030	\$525,000	21-Oct-21
56 Jetty Road Werribee South VIC 3030	\$535,000	09-Dec-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: 23 February 2022



230/50 Catamaran Drive Werribee South VIC 3030

Sold Price

\$550,000

Sold Date

22-Mar-21

2 2 1

Distance

0.12km



3 Quay Boulevard Werribee South VIC 3030

Sold Price

\$525,000

Sold Date

21-Oct-21

3 2 2

Distance

0.15km



56 Jetty Road Werribee South VIC 3030

Sold Price

\$535,000

Sold Date

09-Dec-21

3 2 1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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