

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

2/12 SILVER STREET 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

\$425,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,250

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/2 WEEDEN DRIVE WERRIBEE VIC 3030	-	05-Feb-25
3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030	\$440,000	10-Dec-24
1C MEEK STREET WERRIBEE VIC 3030	\$425,000	16-Nov-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: 04 March 2025



1/2 WEEDEN DRIVE WERRIBEE VIC 3030 Sold Price

RS - UN

Sold Date **05-Feb-25**

2 1 -

Distance **1.12km**



3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030

Sold Price

\$440,000

Sold Date **10-Dec-24**

2 1 1

Distance **1.15km**



1C MEEK STREET WERRIBEE VIC 3030

Sold Price

\$425,000

Sold Date **16-Nov-24**

3 2 1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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