

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

3/5 MEEK 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/52 LATHAM STREET WERRIBEE VIC 3030	\$420,000	20-Jul-23
83A SONGLARK CRESCENT WERRIBEE VIC 3030	\$430,000	17-Sep-23
2/164 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$425,000	31-May-23

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: 01 November 2023



**2/52 LATHAM STREET WERRIBEE
VIC 3030**

Sold Price **\$420,000** Sold Date **20-Jul-23**

3 1 1

Distance **1.6km**



**83A SONGLARK CRESCENT
WERRIBEE VIC 3030**

Sold Price **\$430,000** Sold Date **17-Sep-23**

3 1 2

Distance **1.81km**



**2/164 MCGRATH ROAD WYNDHAM
VALE VIC 3024**

Sold Price **\$425,000** Sold Date **31-May-23**

3 1 1

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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