

## 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

6 JAMIESON COURT 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

\$650,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 84 ROWES ROAD WERRIBEE VIC 3030             | \$660,000 | 24-Jan-23 |
| 50 SHAWS ROAD WERRIBEE VIC 3030             | \$655,000 | 12-Dec-22 |
| 167 WERRIBEE STREET NORTH WERRIBEE VIC 3030 | \$650,000 | 23-Feb-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 March 2023



**84 ROWES ROAD WERRIBEE VIC 3030**

4 2 2

Sold Price **\$660,000** Sold Date **24-Jan-23**

Distance **0.29km**



**50 SHAWS ROAD WERRIBEE VIC 3030**

3 2 2

Sold Price <sup>RS</sup> **\$655,000** <sup>UN</sup> Sold Date **12-Dec-22**

Distance **0.61km**



**167 WERRIBEE STREET NORTH WERRIBEE VIC 3030**

4 2 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **23-Feb-23**

Distance **1.19km**

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

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