

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

114/33 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Dec 2023

to

30 Nov 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

112/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$346,500	08-Jun-24
307/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$350,000	08-Mar-24
239/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$382,000	21-Mar-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: 09 December 2024

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**112/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

1 1 1

Sold Price **\$346,500** Sold Date **08-Jun-24**

Distance **0.03km**



**307/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

1 1 1

Sold Price **\$350,000** Sold Date **08-Mar-24**

Distance **0.04km**



**239/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

1 1 1

Sold Price **\$382,000** Sold Date **21-Mar-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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