

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

13/18-20 GLEN 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2022

to

30 Apr 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

6/22-24 STAWELL STREET WERRIBEE VIC 3030	\$402,500	08-Mar-23
17/139 TARNEIT ROAD WERRIBEE VIC 3030	\$400,000	27-Apr-23
1/1 CARISSA CIRCUIT WERRIBEE VIC 3030	\$403,000	06-Mar-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: 16 May 2023



**6/22-24 STAWELL STREET
WERRIBEE VIC 3030**

3 2 1

Sold Price

^{RS}

\$402,500

Sold Date

08-Mar-23

Distance

0.86km



**17/139 TARNEIT ROAD WERRIBEE
VIC 3030**

2 1 1

Sold Price

^{RS}

\$400,000

Sold Date

27-Apr-23

Distance

1km



**1/1 CARISSA CIRCUIT WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$403,000

Sold Date

06-Mar-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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