

## 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

1/103 ROSELLA AVENUE 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

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

2/103 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	03-Apr-24
1/58 THAMES BOULEVARD WERRIBEE VIC 3030	\$400,000	15-Jan-24
16/22 VENTOSA WAY WERRIBEE VIC 3030	\$385,000	17-Oct-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 April 2024



## 2/103 ROSELLA AVENUE WERRIBEE VIC 3030

2 1 -

Sold Price <sup>RS</sup> **\$415,000** Sold Date **03-Apr-24**

Distance **0.01km**



## 1/58 THAMES BOULEVARD WERRIBEE VIC 3030

2 1 1

Sold Price **\$400,000** Sold Date **15-Jan-24**

Distance **0.94km**



## 16/22 VENTOSA WAY WERRIBEE VIC 3030

2 1 -

Sold Price **\$385,000** Sold Date **17-Oct-23**

Distance **0.97km**

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

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