

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

2/12 SILVER 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Other

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

1/58 ROWES ROAD WERRIBEE VIC 3030	\$430,000	10-Jan-23
11/49-55 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	04-Nov-22
25/22 VENTOSA WAY WERRIBEE VIC 3030	\$397,000	13-Sep-22

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



1/58 ROWES ROAD WERRIBEE VIC 3030 Sold Price **\$430,000** Sold Date **10-Jan-23**

2 1 1

Distance **1.42km**



11/49-55 ROSELLA AVENUE WERRIBEE VIC 3030 Sold Price **\$415,000** Sold Date **04-Nov-22**

2 1 1

Distance **1.4km**



25/22 VENTOSA WAY WERRIBEE VIC 3030 Sold Price **\$397,000** Sold Date **13-Sep-22**

2 1 1

Distance **0.65km**

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

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