

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

25/18-20 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

18/18-20 GLEN STREET WERRIBEE VIC 3030	\$410,000	06-Aug-24
2/5 GLENLUSS STREET WERRIBEE VIC 3030	\$420,000	25-May-24
2/2 RAILWAY AVENUE WERRIBEE VIC 3030	\$403,000	15-May-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: 31 October 2024



**18/18-20 GLEN STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$410,000

Sold Date **06-Aug-24**

Distance **0.09km**



**2/5 GLENLUSS STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$420,000

Sold Date **25-May-24**

Distance **0.16km**



**2/2 RAILWAY AVENUE WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$403,000

Sold Date **15-May-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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