

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

1/8 HIGH 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

\$399,999

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 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

2/12 SILVER STREET WERRIBEE VIC 3030	\$420,000	30-Mar-23
53/22 VENTOSA WAY WERRIBEE VIC 3030	\$415,000	11-May-23
2/16 GRAZIER COURT WERRIBEE VIC 3030	\$405,000	31-Jul-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: 18 September 2023



**2/12 SILVER STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$420,000** Sold Date **30-Mar-23**

Distance **0.74km**



**53/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$415,000** Sold Date **11-May-23**

Distance **0.8km**



**2/16 GRAZIER COURT WERRIBEE
VIC 3030**

2 1 1

Sold Price ^{RS} **\$405,000** Sold Date **31-Jul-23**

Distance **1.36km**

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

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