

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

127 NEWMARKET ROAD 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2022

to

30 Nov 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

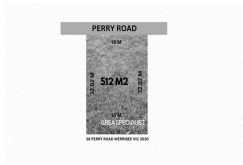
Date of sale

38 PERRY ROAD WERRIBEE VIC 3030	\$465,000	29-Jun-23
139 GEELONG ROAD WERRIBEE VIC 3030	\$495,000	03-Aug-23
23 ESKDALE STREET WERRIBEE VIC 3030	-	10-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: 15 December 2023



38 PERRY ROAD WERRIBEE VIC 3030

5 3 -

Sold Price

\$465,000

Sold Date

29-Jun-23

Distance

0.56km



139 GEELONG ROAD WERRIBEE VIC 3030

- - -

Sold Price

\$495,000

Sold Date

03-Aug-23

Distance

0.95km



23 ESKDALE STREET WERRIBEE VIC 3030

- - -

Sold Price

RS UN

Sold Date

10-Oct-23

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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