

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

1/49 SONGLARK CRESCENT 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

2/375 HEATHS ROAD WERRIBEE VIC 3030	\$400,000	22-Jan-24
2/103 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	03-Apr-24
1/58 THAMES BOULEVARD WERRIBEE VIC 3030	\$400,000	15-Jan-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: 01 May 2024



2/375 HEATHS ROAD WERRIBEE VIC 3030

3 1 1

Sold Price

^{RS} \$400,000 Sold Date 22-Jan-24

Distance 0.18km



2/103 ROSELLA AVENUE WERRIBEE VIC 3030

2 1 -

Sold Price

^{RS} \$415,000 Sold Date 03-Apr-24

Distance 0.62km



1/58 THAMES BOULEVARD WERRIBEE VIC 3030

2 1 1

Sold Price

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

Distance 0.8km

RS = Recent sale UN = Undisclosed Sale

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