

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

7/19 JELLICOE 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

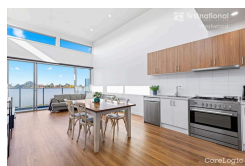
Date of sale

212/26 SALISBURY STREET WERRIBEE VIC 3030	\$435,000	07-Sep-24
4/5-6 TRINCA COURT WERRIBEE VIC 3030	\$427,000	08-Aug-24
3/8-10 COOP STREET WERRIBEE VIC 3030	\$480,000	11-Sep-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: 30 January 2025

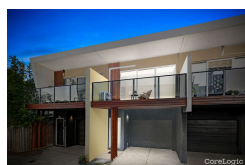


212/26 SALISBURY STREET WERRIBEE VIC 3030

2 1 1

Sold Price **\$435,000** Sold Date **07-Sep-24**

Distance **0.46km**



4/5-6 TRINCA COURT WERRIBEE VIC 3030

2 2 1

Sold Price **\$427,000** Sold Date **08-Aug-24**

Distance **0.65km**



3/8-10 COOP STREET WERRIBEE VIC 3030

1 2 1

Sold Price **\$480,000** Sold Date **11-Sep-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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