

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

1/12 PEREZ COURT 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 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

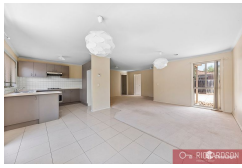
Date of sale

2/8 ANGLIA COURT WERRIBEE VIC 3030	\$413,000	27-Apr-23
2/37 LATHAM STREET WERRIBEE VIC 3030	\$465,000	26-Feb-23
2/365 HEATHS ROAD WERRIBEE VIC 3030	\$415,000	20-Apr-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: 11 July 2023



2/8 ANGLIA COURT WERRIBEE VIC 3030

Sold Price ^{RS} **\$413,000** ^{UN}

Sold Date **27-Apr-23**

3 1 1

Distance **0.36km**



2/37 LATHAM STREET WERRIBEE VIC 3030

Sold Price **\$465,000**

Sold Date **26-Feb-23**

3 2 1

Distance **0.32km**



2/365 HEATHS ROAD WERRIBEE VIC 3030

Sold Price **\$415,000**

Sold Date **20-Apr-23**

3 1 1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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