

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	235/33 Quay Boulevard Werribee South, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$450,000 & \$470,000
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Median sale price

Median price	\$520,000	Property Type	APARTMENT	Suburb	WERRIBEE SOUTH
Period - From	25-Oct-2021	to	24-Oct-2022	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	133/33 QUAY BOULEVARD WERRIBEE SOUTH	\$450,000	19-May-2022
2	332/33 QUAY BOULEVARD WERRIBEE SOUTH	\$480,000	27-Jun-2022
3	226/33 QUAY BOULEVARD WERRIBEE SOUTH	\$460,000	15-Sep-2022

This statement of information was prepared on 24-Oct-2022 at 4:27:35 PM EST