

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

212/26 SALISBURY 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,990

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

2/9 DIXON AVENUE WERRIBEE VIC 3030	\$438,000	15-Jul-24
1/14 KIELY AVENUE WERRIBEE VIC 3030	\$460,000	01-Mar-24
3/12 PULI STREET WERRIBEE VIC 3030	\$429,990	19-Mar-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: 19 August 2024

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2/9 DIXON AVENUE WERRIBEE VIC 3030

 2  1  1

Sold Price

^{RS} **\$438,000**

Sold Date

15-Jul-24

Distance

0.18km



1/14 KIELY AVENUE WERRIBEE VIC 3030

 2  1  1

Sold Price

\$460,000

Sold Date

01-Mar-24

Distance

1.33km



3/12 PULI STREET WERRIBEE VIC 3030

 2  1  1

Sold Price

\$429,990

Sold Date

19-Mar-24

Distance

1.22km

RS = Recent sale **UN** = Undisclosed Sale

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