

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

23/5 OVENS 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2021

to

30 Sep 2022

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

24/5 OVENS COURT WERRIBEE VIC 3030	\$320,000	23-Dec-21
8/5 TOWER ROAD WERRIBEE VIC 3030	\$375,000	03-Aug-21
3/27 DEUTGAM STREET WERRIBEE VIC 3030	\$365,000	19-Mar-22

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: 24 October 2022



**24/5 OVENS COURT WERRIBEE
VIC 3030**

 2  1  2

Sold Price

\$320,000

Sold Date

23-Dec-21

Distance

0km



**8/5 TOWER ROAD WERRIBEE VIC
3030**

 2  1  1

Sold Price

\$375,000

Sold Date

03-Aug-21

Distance

1.04km



**3/27 DEUTGAM STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$365,000

Sold Date

19-Mar-22

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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