

## 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

146 SHAWS ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 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

37 DEBORAH STREET WERRIBEE VIC 3030

\$470,000

15-Oct-23

46 MARGARET STREET WERRIBEE VIC 3030

\$503,000

22-Dec-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: 07 March 2024



## 37 DEBORAH STREET WERRIBEE VIC 3030

Sold Price

**\$470,000**

Sold Date

**15-Oct-23**

3

1

-

Distance

**0.33km**



## 46 MARGARET STREET WERRIBEE VIC 3030

Sold Price

<sup>RS</sup> **\$503,000**

Sold Date

**22-Dec-23**

3

1

2

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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