

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

30/43 LATHAM 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 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

11/76 PURCHAS STREET WERRIBEE VIC 3030	\$480,000	24-Sep-22
3/50 CASSOWARY AVENUE WERRIBEE VIC 3030	\$530,000	01-Oct-22
16/76 PURCHAS STREET WERRIBEE VIC 3030	\$490,000	30-Aug-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: 17 January 2023



11/76 PURCHAS STREET WERRIBEE VIC 3030

 3  2  1

Sold Price \$480,000 Sold Date 24-Sep-22

Distance **0.44km**



3/50 CASSOWARY AVENUE WERRIBEE VIC 3030

 3  2  1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **01-Oct-22**

Distance **1.17km**



16/76 PURCHAS STREET WERRIBEE VIC 3030

 3  2  1

Sold Price **\$490,000 Sold Date 30-Aug-22**

Distance **0.45km**

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

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