

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

1/65 MARKET ROAD 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 2023

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

1 CARLY TERRACE WERRIBEE VIC 3030	\$570,000	10-Jul-23
45 STAWELL STREET WERRIBEE VIC 3030	\$605,000	21-Apr-23
19 YARRA STREET WERRIBEE VIC 3030	\$644,500	12-Sep-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: 19 October 2023



1 CARLY TERRACE WERRIBEE VIC 3030

Sold Price

^{RS} **\$570,000**

Sold Date

10-Jul-23

3 2 2

Distance

0.91km



45 STAWELL STREET WERRIBEE VIC 3030

Sold Price

\$605,000

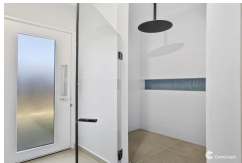
Sold Date

21-Apr-23

3 2 1

Distance

0.99km



19 YARRA STREET WERRIBEE VIC 3030

Sold Price

\$644,500

Sold Date

12-Sep-23

3 2 1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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