

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

19/5 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,100

Property type

Unit

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

2/12 PULI STREET WERRIBEE VIC 3030	\$420,000	27-Oct-23
8/18-20 GLEN STREET WERRIBEE VIC 3030	\$395,000	09-Dec-23
1/59 CHIRNSIDE AVENUE WERRIBEE VIC 3030	\$380,000	19-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: 19 March 2024



2/12 PULI STREET WERRIBEE VIC 3030

Sold Price

\$420,000

Sold Date

27-Oct-23

2

1

1

Distance

1.65km



8/18-20 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$395,000

Sold Date

09-Dec-23

2

1

1

Distance

1.67km



1/59 CHIRNSIDE AVENUE WERRIBEE VIC 3030

Sold Price

\$380,000

Sold Date

19-Dec-23

2

1

1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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