

## 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

G03/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Nov 2022

to

31 Oct 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

231/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$502,000	11-Sep-23
303/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$450,000	22-Jun-23
412/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$510,000	02-Jun-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: 23 November 2023



**231/33 QUAY BOULEVARD  
WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price **\$502,000** Sold Date **11-Sep-23**

Distance **0.01km**



**303/33 QUAY BOULEVARD  
WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price <sup>RS</sup> **\$450,000** Sold Date **22-Jun-23**

Distance **0.02km**



**412/33 QUAY BOULEVARD  
WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price **\$510,000** Sold Date **02-Jun-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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