

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

1/12 MELANIE DRIVE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 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

3/22-24 COLLINS STREET WERRIBEE VIC 3030	\$454,000	03-May-22
8/31-33 DEUTGAM STREET WERRIBEE VIC 3030	\$410,000	22-Nov-21
12/31-33 DEUTGAM STREET WERRIBEE VIC 3030	\$395,000	07-Jan-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: 09 May 2022



**3/22-24 COLLINS STREET
 WERRIBEE VIC 3030**

 2  1  2

Sold Price ^{RS} **\$454,000** Sold Date **03-May-22**

Distance **0.25km**



**8/31-33 DEUTGAM STREET
 WERRIBEE VIC 3030**

 2  1  1

Sold Price **\$410,000** Sold Date **22-Nov-21**

Distance **0.38km**



**12/31-33 DEUTGAM STREET
 WERRIBEE VIC 3030**

 2  1  1

Sold Price **\$395,000** Sold Date **07-Jan-22**

Distance **0.42km**

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

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