

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

2/16-18 BOWER 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

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 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

2/139 TARNEIT ROAD WERRIBEE VIC 3030	\$370,000	02-Dec-21
1/2 CORELLA PLACE WERRIBEE VIC 3030	\$370,000	15-Nov-21
1/14 KESTREL PLACE WERRIBEE VIC 3030	\$375,000	01-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: 21 March 2022



**2/139 TARNEIT ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$370,000

Sold Date

02-Dec-21

Distance

0.9km



**1/2 CORELLA PLACE WERRIBEE
VIC 3030**

 2  1  1

Sold Price

Sold Date

15-Nov-21

Distance

0.29km



**1/14 KESTREL PLACE WERRIBEE
VIC 3030**

 3  1  1

Sold Price

\$375,000

Sold Date

01-Jan-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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