

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

5/13 DEUTGAM STREET 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

\$450,000

&

\$500,000

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

1/12 MINGOS COURT WERRIBEE VIC 3030	\$450,000	07-Nov-21
1A CARLY TERRACE WERRIBEE VIC 3030	\$486,000	21-Oct-21
1/8 MARGARET STREET WERRIBEE VIC 3030	\$470,168	15-Dec-21

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 March 2022



**1/12 MINGOS COURT WERRIBEE
VIC 3030**

 3  2  1

Sold Price **\$450,000** Sold Date **07-Nov-21**

Distance **1.82km**



**1A CARLY TERRACE WERRIBEE
VIC 3030**

 3  2  1

Sold Price **\$486,000** Sold Date **21-Oct-21**

Distance **1.62km**



**1/8 MARGARET STREET WERRIBEE
VIC 3030**

 3  1  2

Sold Price **\$470,168** Sold Date **15-Dec-21**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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