

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 GLAMORGAN AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 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 MURRAY COURT WERRIBEE VIC 3030	\$508,000	06-Jun-22
9 ROWES ROAD WERRIBEE VIC 3030	\$490,000	02-Jul-22
2 PINAROO COURT WYNDHAM VALE VIC 3024	\$510,000	23-Jun-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: 30 July 2022



3 MURRAY COURT WERRIBEE VIC 3030

Sold Price

\$508,000

Sold Date

06-Jun-22



3



1



2

Distance

0.74km



9 ROWES ROAD WERRIBEE VIC 3030

Sold Price

^{RS}

\$490,000

Sold Date

02-Jul-22



3



2



2

Distance

0.15km



2 PINAROO COURT WYNDHAM VALE VIC 3024

Sold Price

^{RS}

\$510,000

Sold Date

23-Jun-22



3



2



1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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