

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

16/264 SHAWS ROAD 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

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 2024

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

30/260 SHAWS ROAD WERRIBEE VIC 3030	\$460,000	30-May-24
13/216 SHAWS ROAD WERRIBEE VIC 3030	\$470,000	04-Jun-24
2/33-35 PIGEON STREET WERRIBEE VIC 3030	\$470,000	09-May-24

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.~~

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**30/260 SHAWS ROAD WERRIBEE
VIC 3030**

3 2 1

Sold Price

\$460,000

Sold Date **30-May-24**

Distance **0.08km**



**13/216 SHAWS ROAD WERRIBEE
VIC 3030**

3 2 2

Sold Price

\$470,000

Sold Date **04-Jun-24**

Distance **0.46km**



**2/33-35 PIGEON STREET
WERRIBEE VIC 3030**

3 1 1

Sold Price

Sold Date **09-May-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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