

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

2/2 RAILWAY 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

6/9-11 MARKET ROAD WERRIBEE VIC 3030	\$380,000	06-Dec-21
12/31-33 DEUTGAM STREET WERRIBEE VIC 3030	\$395,000	07-Jan-22
54/22 VENTOSA WAY WERRIBEE VIC 3030	\$385,000	12-Apr-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: 27 June 2022



**6/9-11 MARKET ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$380,000

Sold Date

06-Dec-21

Distance

-



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

 2  1  1

Sold Price

\$395,000

Sold Date

07-Jan-22

Distance

-



**54/22 VENTOSA WAY WERRIBEE
VIC 3030**

 2  -  -

Sold Price

\$385,000

Sold Date

12-Apr-22

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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