

## 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

2/156 Werribee Street North Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2020

to

31 May 2021

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

1/154 Werribee Street North Werribee VIC 3030	\$350,000	12-Feb-21
2/5 Meek Street Werribee VIC 3030	\$380,000	08-Feb-21
3/227 Greaves Street North Werribee VIC 3030	\$370,000	08-Apr-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: 18 June 2021



**1/154 Werribee Street North  
Werribee VIC 3030**

 2  1  -

Sold Price **\$350,000** Sold Date **12-Feb-21**

Distance **0.02km**



**2/5 Meek Street Werribee VIC 3030**

 2  1  1

Sold Price **\$380,000** Sold Date **08-Feb-21**

Distance **0.8km**



**3/227 Greaves Street North  
Werribee VIC 3030**

 2  1  1

Sold Price **\$370,000** Sold Date **08-Apr-21**

Distance **0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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