

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/ 17 PARKER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 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

39 PARKER STREET WERRIBEE VIC 3030	\$591,000	04-Nov-22
27 MORTIMER STREET WERRIBEE VIC 3030	\$576,666	24-Jul-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: 04 January 2023



39 PARKER STREET WERRIBEE VIC 3030 Sold Price

^{RS} **\$591,000** Sold Date **04-Nov-22**

3 2 1

Distance **0.22km**



27 MORTIMER STREET WERRIBEE VIC 3030 Sold Price

\$576,666 Sold Date **24-Jul-22**

3 2 1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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