

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

7/66 DUNCANS 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/56 RUSSELL STREET WERRIBEE VIC 3030	\$439,000	22-Dec-22
4/87 DUNCANS ROAD WERRIBEE VIC 3030	\$400,000	25-Oct-22
1/3 TRINCA COURT WERRIBEE VIC 3030	\$450,000	24-Nov-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: 02 March 2023



**2/56 RUSSELL STREET WERRIBEE
VIC 3030**

Sold Price

\$439,000

Sold Date

22-Dec-22

 -  1  2

Distance

0.97km



**4/87 DUNCANS ROAD WERRIBEE
VIC 3030**

Sold Price

\$400,000

Sold Date

25-Oct-22

 3  1  1

Distance

0.91km



**1/3 TRINCA COURT WERRIBEE VIC
3030**

Sold Price

\$450,000

Sold Date

24-Nov-22

 1  1  1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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