

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

2/124 ROSELLA 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

\$459,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,100

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

4/73-75 ROSELLA AVENUE WERRIBEE VIC 3030	\$430,000	27-Mar-24
18/52 LATHAM STREET WERRIBEE VIC 3030	\$475,000	12-Mar-24
4/3 GAVAN COURT WERRIBEE VIC 3030	\$465,000	20-Oct-23

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 April 2024



**4/73-75 ROSELLA AVENUE
WERRIBEE VIC 3030**

3 1 -

Sold Price

^{RS} **\$430,000**

Sold Date

27-Mar-24

Distance

0.49km



**18/52 LATHAM STREET WERRIBEE
VIC 3030**

3 1 1

Sold Price

^{RS} **\$475,000**

Sold Date

12-Mar-24

Distance

1.23km



**4/3 GAVAN COURT WERRIBEE VIC
3030**

3 1 1

Sold Price

\$465,000

Sold Date

20-Oct-23

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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