

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

26/18-20 GLEN 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2022

to

30 Nov 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

7/22-26 GLEN STREET WERRIBEE VIC 3030	\$385,000	18-Aug-22
13/18-20 GLEN STREET WERRIBEE VIC 3030	\$370,000	05-Jun-23
3/17 HOGAN GROVE WERRIBEE VIC 3030	\$372,000	25-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: 18 December 2023



**7/22-26 GLEN STREET WERRIBEE
VIC 3030**

Sold Price

\$385,000

Sold Date

18-Aug-22



2



1



3

Distance

0.01km



**13/18-20 GLEN STREET WERRIBEE
VIC 3030**

Sold Price

\$370,000

Sold Date

05-Jun-23



2



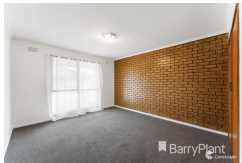
1



1

Distance

0.09km



**3/17 HOGAN GROVE WERRIBEE
VIC 3030**

Sold Price

\$372,000

Sold Date

25-Jul-22



2



1



1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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