

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

1/122 SHAWS 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/22 VENTOSA WAY WERRIBEE VIC 3030	\$420,000	09-Jun-25
2/3-11 RETFORD CLOSE WERRIBEE VIC 3030	\$431,000	15-May-25
5A KIMBERLEY ROAD WERRIBEE VIC 3030	\$423,500	02-May-25

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: 08 July 2025



**1/22 VENTOSA WAY WERRIBEE
VIC 3030**

Sold Price

^{RS}

\$420,000

Sold Date

09-Jun-25

2

1

1

Distance

0.39km



**2/3-11 RETFORD CLOSE WERRIBEE
VIC 3030**

Sold Price

^{RS}

\$431,000

Sold Date

15-May-25

2

1

1

Distance

1.79km



**5A KIMBERLEY ROAD WERRIBEE
VIC 3030**

Sold Price

\$423,500

Sold Date

02-May-25

2

1

1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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