

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

18/18-20 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

or range
between

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

12/66 DUNCANS ROAD WERRIBEE VIC 3030	\$410,000	26-Jul-24
15A ALBATROSS AVENUE WERRIBEE VIC 3030	\$430,000	16-Oct-24
4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030	\$415,000	14-Dec-24

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: 14 January 2025

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**12/66 DUNCANS ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$410,000

Sold Date

26-Jul-24

Distance

0.65km



**15A ALBATROSS AVENUE
WERRIBEE VIC 3030**

 2  1  1

Sold Price

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

Sold Date

16-Oct-24

Distance

1.07km



**4/14-16 MAMBOURIN STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price

^{RS} **\$415,000**

Sold Date

14-Dec-24

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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