

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

2/91-93 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2024

to

28 Feb 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

13/66 DUNCANS ROAD WERRIBEE VIC 3030	\$419,000	15-Nov-24
2/117 DUNCANS ROAD WERRIBEE VIC 3030	\$400,000	17-Feb-25
1/100 TOWER ROAD WERRIBEE VIC 3030	\$450,000	19-Sep-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: 18 March 2025



**13/66 DUNCANS ROAD WERRIBEE
VIC 3030**

 2  1  -

Sold Price

\$419,000

Sold Date

15-Nov-24

Distance

0.93km



**2/117 DUNCANS ROAD WERRIBEE
VIC 3030**

 2  1  2

Sold Price

^{RS} **\$400,000**

Sold Date

17-Feb-25

Distance

0.2km



**1/100 TOWER ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$450,000

Sold Date

19-Sep-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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