

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

21/262 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 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

7/268 SHAWS ROAD WERRIBEE VIC 3030	\$460,000	25-Mar-25
1/47 TYRONE STREET WERRIBEE VIC 3030	\$500,000	16-Jan-25
15/266 SHAWS ROAD WERRIBEE VIC 3030	\$470,000	25-Feb-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: 06 May 2025



**7/268 SHAWS ROAD WERRIBEE
VIC 3030**

Sold Price

^{RS} **\$460,000**

Sold Date

25-Mar-25

3 2 -

Distance

0km



**1/47 TYRONE STREET WERRIBEE
VIC 3030**

Sold Price

\$500,000

Sold Date

16-Jan-25

3 2 1

Distance

0.66km



**15/266 SHAWS ROAD WERRIBEE
VIC 3030**

Sold Price

\$470,000

Sold Date

25-Feb-25

3 2 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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