

## 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

5/3 DOOLAN STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 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

3/14-16 PAGNOCCOLO STREET WERRIBEE VIC 3030	\$350,000	28-Oct-24
7/5-7 MILONE COURT WERRIBEE VIC 3030	\$340,000	24-Nov-24
16/2-6 KELLY STREET WERRIBEE VIC 3030	\$350,000	22-Mar-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: 14 April 2025



## 3/14-16 PAGNOCCOLO STREET WERRIBEE VIC 3030

2 1 1

Sold Price **\$350,000** Sold Date **28-Oct-24**

Distance **0.17km**



## 7/5-7 MILONE COURT WERRIBEE VIC 3030

2 1 1

Sold Price **\$340,000** Sold Date **24-Nov-24**

Distance **0.25km**



## 16/2-6 KELLY STREET WERRIBEE VIC 3030

2 1 1

Sold Price <sup>RS</sup> **\$350,000** Sold Date **22-Mar-25**

Distance **1.74km**

**RS** = Recent sale **UN** = Undisclosed Sale

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