

## 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

7/19 JELLCOE STREET WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$460,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 212/26 SALISBURY STREET WERRIBEE VIC 3030 | \$435,000 | 07-Sep-24 |
| 4/5-6 TRINCA COURT WERRIBEE VIC 3030      | \$427,000 | 08-Aug-24 |
| 3/8-10 COOP STREET WERRIBEE VIC 3030      | \$480,000 | 11-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: 30 January 2025



## 212/26 SALISBURY STREET WERRIBEE VIC 3030

2 1 1

Sold Price **\$435,000** Sold Date **07-Sep-24**

Distance **0.46km**



## 4/5-6 TRINCA COURT WERRIBEE VIC 3030

2 2 1

Sold Price **\$427,000** Sold Date **08-Aug-24**

Distance **0.65km**



## 3/8-10 COOP STREET WERRIBEE VIC 3030

1 2 1

Sold Price **\$480,000** Sold Date **11-Sep-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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