

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

7/5-7 MILONE COURT 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

\$339,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

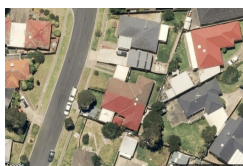
Date of sale

1/2 YALONGA AVENUE WERRIBEE VIC 3030	\$385,000	16-May-24
5/9-11 MARKET ROAD WERRIBEE VIC 3030	\$351,000	03-Sep-24
1/8-10 MELITA AVENUE WERRIBEE VIC 3030	\$482,000	25-Jun-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 November 2024



**1/2 YALONGA AVENUE WERRIBEE
VIC 3030**

Sold Price

\$385,000

Sold Date

16-May-24

 2

 1

 2

Distance

1.63km



**5/9-11 MARKET ROAD WERRIBEE
VIC 3030**

Sold Price

\$351,000

Sold Date

03-Sep-24

 2

 1

 -

Distance

1.46km



**1/8-10 MELITA AVENUE WERRIBEE
VIC 3030**

Sold Price

\$482,000

Sold Date

25-Jun-24

 2

 1

 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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