

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

1/103 ROSELLA AVENUE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 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

1/58 THAMES BOULEVARD WERRIBEE VIC 3030	\$400,000	15-Jan-24
27/22 VENTOSA WAY WERRIBEE VIC 3030	\$390,000	13-Sep-23
1/8 HIGH STREET WERRIBEE VIC 3030	\$395,000	28-Nov-23

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: 05 March 2024



**1/58 THAMES BOULEVARD
WERRIBEE VIC 3030**

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Sold Price **\$400,000** Sold Date **15-Jan-24**

Distance **0.94km**



**27/22 VENTOSA WAY WERRIBEE
VIC 3030**

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Sold Price **\$390,000** Sold Date **13-Sep-23**

Distance **1.03km**



**1/8 HIGH STREET WERRIBEE VIC
3030**

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Sold Price **\$395,000** Sold Date **28-Nov-23**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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