

## 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

1/11 THELMA COURT 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

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

2/48 DUNCANS ROAD WERRIBEE VIC 3030	\$535,000	03-Apr-24
2/22 FRANCIS STREET WERRIBEE VIC 3030	\$470,000	23-Oct-23
1/231 SHAWS ROAD WERRIBEE VIC 3030	\$485,000	03-Feb-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: 09 April 2024

**2/48 DUNCANS ROAD WERRIBEE  
VIC 3030**

3 1 -

Sold Price

<sup>RS</sup> **\$535,000** Sold Date **03-Apr-24**Distance **0.68km****2/22 FRANCIS STREET WERRIBEE  
VIC 3030**

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Sold Price

**\$470,000** Sold Date **23-Oct-23**Distance **0.79km****1/231 SHAWS ROAD WERRIBEE  
VIC 3030**

3 1 1

Sold Price

**\$485,000** Sold Date **03-Feb-24**Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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