

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

1/16 ANGLIA 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

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,100

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

18/52 LATHAM STREET WERRIBEE VIC 3030	\$475,000	12-Mar-24
161 SHAWS ROAD WERRIBEE VIC 3030	\$465,000	11-Mar-24
1/231 SHAWS ROAD WERRIBEE VIC 3030	\$485,000	17-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: 04 April 2024



18/52 LATHAM STREET WERRIBEE VIC 3030

 3  1  1

Sold Price

^{RS} **\$475,000**

Sold Date

12-Mar-24

Distance

0.4km



161 SHAWS ROAD WERRIBEE VIC 3030

 2  1  1

Sold Price

^{RS} **\$465,000**

Sold Date

11-Mar-24

Distance

1.62km



1/231 SHAWS ROAD WERRIBEE VIC 3030

 3  1  1

Sold Price

^{RS} **\$485,000**

Sold Date

17-Feb-24

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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