

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

2/375 HEATHS ROAD 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,100

Property type

Unit

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

2/375 HEATHS ROAD WERRIBEE VIC 3030	\$400,000	22-Jan-24
83A SONGLARK CRESCENT WERRIBEE VIC 3030	\$430,000	17-Sep-23
3/5 MEEK STREET WERRIBEE VIC 3030	\$435,000	10-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: 18 March 2024



**2/375 HEATHS ROAD WERRIBEE
VIC 3030**

3 1 1

Sold Price

^{RS} **\$400,000**

Sold Date

22-Jan-24

Distance

0km



**83A SONGLARK CRESCENT
WERRIBEE VIC 3030**

3 1 -

Sold Price

\$430,000

Sold Date

17-Sep-23

Distance

0.34km



**3/5 MEEK STREET WERRIBEE VIC
3030**

3 1 1

Sold Price

\$435,000

Sold Date

10-Nov-23

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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