

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

1/58 THAMES BOULEVARD 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/33 BOWER DRIVE WERRIBEE VIC 3030	\$390,000	21-Sep-23
1/7 DEBORAH STREET WERRIBEE VIC 3030	\$375,000	31-Jul-23
2/7 DEBORAH STREET WERRIBEE VIC 3030	\$375,000	28-Aug-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: 09 January 2024



1/33 BOWER DRIVE WERRIBEE VIC 3030 Sold Price **\$390,000** Sold Date **21-Sep-23**

 3  1  1

Distance **0.51km**



1/7 DEBORAH STREET WERRIBEE VIC 3030 Sold Price **\$375,000** Sold Date **31-Jul-23**

 3  1  1

Distance **1.53km**



2/7 DEBORAH STREET WERRIBEE VIC 3030 Sold Price Sold Date **28-Aug-23**

 2  1  -

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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