

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

15/141-143 PRINCES HIGHWAY 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 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

1/8 HARRIER STREET WERRIBEE VIC 3030	\$470,000	14-Feb-23
2/28 BLOSSOM LANE WERRIBEE VIC 3030	\$520,000	06-Jun-23
2/17 CASSOWARY AVENUE WERRIBEE VIC 3030	\$468,000	13-Oct-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: 19 October 2023


**1/8 HARRIER STREET WERRIBEE
VIC 3030**
 3  2  1

Sold Price

\$470,000

Sold Date

14-Feb-23

Distance

0.6km

**2/28 BLOSSOM LANE WERRIBEE
VIC 3030**
 3  2  2

Sold Price

^{RS}
\$520,000

Sold Date

06-Jun-23

Distance

1.37km

**2/17 CASSOWARY AVENUE
WERRIBEE VIC 3030**
 3  1  2

Sold Price

^{RS}
\$468,000

Sold Date

13-Oct-23

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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