

## 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

16 SHOALHAVEN STREET 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

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 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 MURCHISON COURT WERRIBEE VIC 3030	\$550,000	29-Mar-23
16 THAMES BOULEVARD WERRIBEE VIC 3030	\$555,000	28-Feb-23
96 PURCHAS STREET WERRIBEE VIC 3030	\$530,000	23-May-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: 30 August 2023



**1 MURCHISON COURT WERRIBEE  
VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **29-Mar-23**

Distance **0.17km**



**16 THAMES BOULEVARD  
WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$555,000** Sold Date **28-Feb-23**

Distance **0.48km**



**96 PURCHAS STREET WERRIBEE  
VIC 3030**

 3  2  2

Sold Price **\$530,000** Sold Date **23-May-23**

Distance **0.68km**

RS = Recent sale      UN = Undisclosed Sale

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