

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

2/103 ROSELLA AVENUE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

1/58 THAMES BOULEVARD WERRIBEE VIC 3030	\$400,000	15-Jan-24
1/83 HUNTINGFIELD DRIVE HOPPERS CROSSING VIC 3029	\$430,000	10-Dec-23
15 THE MEWS HOPPERS CROSSING VIC 3029	\$450,000	18-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: 05 March 2024



**1/58 THAMES BOULEVARD
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$400,000** Sold Date **15-Jan-24**

Distance **0.92km**



**1/83 HUNTINGFIELD DRIVE
HOPPERS CROSSING VIC 3029**

2 1 2

Sold Price **\$430,000** Sold Date **10-Dec-23**

Distance **1.55km**



**15 THE MEWS HOPPERS CROSSING
VIC 3029**

2 1 1

Sold Price **\$450,000** Sold Date **18-Oct-23**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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