

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

2/106 WEDGE STREET NORTH 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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

4/9 COTTRELL STREET WERRIBEE VIC 3030	\$350,000	21-Nov-23
6/22-26 GLEN STREET WERRIBEE VIC 3030	\$352,000	10-Jan-24
10/27 DEUTGAM STREET WERRIBEE VIC 3030	\$350,000	22-Dec-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: 26 February 2024



4/9 COTTRELL STREET WERRIBEE VIC 3030 Sold Price ^{RS} **\$350,000** Sold Date **21-Nov-23**
 Distance **0.38km**

2 1 1



6/22-26 GLEN STREET WERRIBEE VIC 3030 Sold Price **\$352,000** Sold Date **10-Jan-24**
 Distance **0.71km**

2 1 1



10/27 DEUTGAM STREET WERRIBEE VIC 3030 Sold Price **\$350,000** Sold Date **22-Dec-23**
 Distance **0.94km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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