

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

2/12 EDGAR STREET 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

\$359,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 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

1/247 GREAVES STREET NORTH WERRIBEE VIC 3030	\$380,000	18-Aug-23
2/7 DEBORAH STREET WERRIBEE VIC 3030	\$375,000	28-Aug-23
13/18-20 GLEN STREET WERRIBEE VIC 3030	\$370,000	05-Jun-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: 27 November 2023



**1/247 GREAVES STREET NORTH
WERRIBEE VIC 3030**

 2  1  1

Sold Price **\$380,000** Sold Date **18-Aug-23**

Distance **0.92km**



**2/7 DEBORAH STREET WERRIBEE
VIC 3030**

 2  1  -

Sold Price **\$375,000** Sold Date **28-Aug-23**

Distance **0.98km**



**13/18-20 GLEN STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price **\$370,000** Sold Date **05-Jun-23**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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