

## 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

2/13 RETFORD CLOSE 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

\$495,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,200

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 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

18/52 LATHAM STREET WERRIBEE VIC 3030	\$475,000	24-Feb-24
1/118 HARMONY DRIVE TARNEIT VIC 3029	\$510,000	15-Mar-24
2/43 LATHAM STREET WERRIBEE VIC 3030	\$510,000	16-Jan-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: 04 June 2024



**18/52 LATHAM STREET WERRIBEE  
VIC 3030**

 3  1  1

Sold Price

**\$475,000**

Sold Date **24-Feb-24**

Distance **0.46km**



**1/118 HARMONY DRIVE TARNEIT  
VIC 3029**

 3  2  1

Sold Price

**\$510,000**

Sold Date **15-Mar-24**

Distance **0.55km**



**2/43 LATHAM STREET WERRIBEE  
VIC 3030**

 3  2  2

Sold Price

Sold Date **16-Jan-23**

Distance **0.59km**



**2A SITTELLA COURT WERRIBEE  
VIC 3030**

 3  2  -

Sold Price

<sup>RS</sup> **\$542,000**

Sold Date **20-May-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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