

## 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

2/2 FREDERICK COURT 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

\$365,000

&

\$400,000

### 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

8/183 SHAWS ROAD WERRIBEE VIC 3030	\$380,000	17-Jan-24
8/18-20 GLEN STREET WERRIBEE VIC 3030	\$395,000	09-Dec-23
6/22-26 GLEN STREET WERRIBEE VIC 3030	\$352,000	10-Jan-24

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: 03 June 2024



**8/183 SHAWS ROAD WERRIBEE  
VIC 3030**

 2  1  1

Sold Price **\$380,000** Sold Date **17-Jan-24**

Distance **2.39km**



**8/18-20 GLEN STREET WERRIBEE  
VIC 3030**

 2  1  1

Sold Price **\$395,000** Sold Date **09-Dec-23**

Distance **2.53km**



**6/22-26 GLEN STREET WERRIBEE  
VIC 3030**

 2  1  1

Sold Price **\$352,000** Sold Date **10-Jan-24**

Distance **2.56km**

RS = Recent sale      UN = Undisclosed Sale

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