

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

2/33-35 PIGEON 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

\$470,000

&

\$500,000

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

2/17 CASSOWARY AVENUE WERRIBEE VIC 3030	\$468,000	23-Sep-23
4/3 GAVAN COURT WERRIBEE VIC 3030	\$465,000	20-Oct-23
2/21 PARKLANDS GROVE WERRIBEE VIC 3030	\$495,000	25-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: 21 February 2024



Real Estate

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**2/17 CASSOWARY AVENUE
WERRIBEE VIC 3030**

3 1 2

Sold Price **\$468,000** Sold Date **23-Sep-23**

Distance **0.89km**



**4/3 GAVAN COURT WERRIBEE VIC
3030**

3 1 1

Sold Price **\$465,000** Sold Date **20-Oct-23**

Distance **0.94km**



**2/21 PARKLANDS GROVE
WERRIBEE VIC 3030**

3 2 1

Sold Price ^{RS} **\$495,000** Sold Date **25-Jan-24**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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