

## 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

2/73-75 ROSELLA AVENUE 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

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

4/73-75 ROSELLA AVENUE WERRIBEE VIC 3030	\$430,000	18-Mar-24
21/52 LATHAM STREET WERRIBEE VIC 3030	\$430,000	17-Apr-24
5/20 RUSSELL STREET WERRIBEE VIC 3030	\$420,000	11-Apr-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: 25 June 2024



**4/73-75 ROSELLA AVENUE  
WERRIBEE VIC 3030**

 3  1  -

Sold Price **\$430,000** Sold Date **18-Mar-24**

Distance **0.02km**



**21/52 LATHAM STREET WERRIBEE  
VIC 3030**

 3  1  1

Sold Price

Sold Date **17-Apr-24**

Distance **1.26km**



**5/20 RUSSELL STREET WERRIBEE  
VIC 3030**

 3  1  1

Sold Price

**\$420,000** Sold Date **11-Apr-24**

Distance **2.66km**

RS = Recent sale      UN = Undisclosed Sale

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