

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 JETTY ROAD WERRIBEE SOUTH 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Werribee South

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

| | | |
|--|-----------|-----------|
| 11 AQUATIC DRIVE WERRIBEE SOUTH VIC 3030 | \$930,000 | 07-Oct-23 |
| 16 JETTY ROAD WERRIBEE SOUTH VIC 3030 | \$857,500 | 14-Sep-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: 09 February 2024



**11 AQUATIC DRIVE WERRIBEE
SOUTH VIC 3030**

 5  3  2

Sold Price

\$930,000

Sold Date

07-Oct-23

Distance

0.06km



**16 JETTY ROAD WERRIBEE SOUTH
VIC 3030**

 4  2  4

Sold Price

\$857,500

Sold Date

14-Sep-23

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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