

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24/52 Latham Street Werribee, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$420,000 & \$450,000
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Median sale price

Median price	\$470,000	Property Type	UNIT	Suburb	WERRIBEE, 3030
Period - From	01-Mar-2022	to	28-Feb-2023	Source	Realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/8 Harrier Street, Werribee, Vic 3030	\$470,000	22-Feb-2023
2	2/2 Bonus Court, Werribee, Vic 3030	\$430,000	12-Nov-2022
3	69A Silvereye Crescent, Werribee, Vic 3030	\$420,000	13-Dec-2022

This statement of information was prepared on 12-Jul-2023 at 3:38:33 PM EST