

## 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

30/260 SHAWS ROAD 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

33/258 SHAWS ROAD WERRIBEE VIC 3030	\$440,000	28-Mar-24
1/231 SHAWS ROAD WERRIBEE VIC 3030	\$485,000	03-Feb-24
15/141-143 PRINCES HIGHWAY WERRIBEE VIC 3030	\$450,000	11-Nov-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: 26 April 2024

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**33/258 SHAWS ROAD WERRIBEE  
VIC 3030**

 3  1  2

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**28-Mar-24**

Distance

**0.04km**



**1/231 SHAWS ROAD WERRIBEE  
VIC 3030**

 3  1  1

Sold Price

**\$485,000**

Sold Date

**03-Feb-24**

Distance

**0.25km**



**15/141-143 PRINCES HIGHWAY  
WERRIBEE VIC 3030**

 2  2  -

Sold Price

**\$450,000**

Sold Date

**11-Nov-23**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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