

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

33/258 SHAWS ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/3 GAVAN COURT WERRIBEE VIC 3030	\$465,000	20-Oct-23
2/17 CASSOWARY AVENUE WERRIBEE VIC 3030	\$468,000	23-Sep-23
2/22 FRANCIS STREET WERRIBEE VIC 3030	\$470,000	23-Oct-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: 24 January 2024



4/3 GAVAN COURT WERRIBEE VIC 3030 Sold Price **\$465,000** Sold Date **20-Oct-23**
Distance **1.02km**

 3  1  1



2/17 CASSOWARY AVENUE WERRIBEE VIC 3030 Sold Price **\$468,000** Sold Date **23-Sep-23**
Distance **1.35km**

 3  1  2



2/22 FRANCIS STREET WERRIBEE VIC 3030 Sold Price **\$470,000** Sold Date **23-Oct-23**
Distance **1.75km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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