

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

4/106 WEDGE STREET NORTH 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,100

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 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

2/106 WEDGE STREET NORTH WERRIBEE VIC 3030	\$346,000	19-Mar-24
4/9 COTTRELL STREET WERRIBEE VIC 3030	\$350,000	20-Nov-23
1/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$367,000	13-Feb-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: 29 March 2024

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**2/106 WEDGE STREET NORTH
 WERRIBEE VIC 3030**

2 1 -

Sold Price

^{RS} **\$346,000**

Sold Date **19-Mar-24**

Distance **0.01km**



**4/9 COTTRELL STREET WERRIBEE
 VIC 3030**

2 1 1

Sold Price

\$350,000

Sold Date **20-Nov-23**

Distance **0.37km**



**1/22 MAMBOURIN STREET
 WERRIBEE VIC 3030**

2 1 1

Sold Price

^{RS} **\$367,000**

Sold Date **13-Feb-24**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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