

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 5/11 Parker Street, Werribee Vic 3030

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$418,000 Property Type Unit Suburb Werribee

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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	4/15a Hooker Rd WERRIBEE 3030	\$420,000	08/02/2024
2	5/20 Russell St WERRIBEE 3030	\$420,000	11/04/2024
3	5/220 Shaws Rd WERRIBEE 3030	\$415,000	26/02/2024

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 six months.~~

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Indicative Selling Price
\$395,000 - \$430,000
Median Unit Price
March quarter 2024: \$418,000



3 2 1

Property Type: Unit/Strata
Land Size: 261 sqm approx
Agent Comments

Comparable Properties



4/15a Hooker Rd WERRIBEE 3030 (VG)

Agent Comments

3 - -

Price: \$420,000
Method: Sale
Date: 08/02/2024
Property Type: Flat/Unit/Apartment (Res)



5/20 Russell St WERRIBEE 3030 (REI)

Agent Comments

3 1 1

Price: \$420,000
Method: Private Sale
Date: 11/04/2024
Property Type: Unit



5/220 Shaws Rd WERRIBEE 3030 (REI/VG)

Agent Comments

3 2 2

Price: \$415,000
Method: Private Sale
Date: 26/02/2024
Property Type: Unit
Land Size: 227 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067