Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/11 Parker Street, Werribee Vic 3030

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$395,000		&		\$430,000			
Median sale p	rice							
Median price	\$418,000	Pro	operty Type	Unit			Suburb	Werribee
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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.

This Statement of Information was prepared on:

22/05/2024 12:56





Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

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





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

Comparable Properties



4/15a Hooker Rd WERRIBEE 3030 (VG)



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



5/20 Russell St WERRIBEE 3030 (REI)

Agent Comments





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

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



Agent Comments



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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.