

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

5/220 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2022

to

30 Nov 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

3/5 MEEK STREET WERRIBEE VIC 3030	\$435,000	10-Nov-23
2/52 LATHAM STREET WERRIBEE VIC 3030	\$420,000	20-Jul-23
83A SONGLARK CRESCENT WERRIBEE VIC 3030	\$430,000	17-Sep-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: 12 December 2023



3/5 MEEK STREET WERRIBEE VIC 3030

 3  1  1

Sold Price

\$435,000

Sold Date **10-Nov-23**

Distance **0.77km**



2/52 LATHAM STREET WERRIBEE VIC 3030

 3  1  1

Sold Price

\$420,000

Sold Date **20-Jul-23**

Distance **1.63km**



83A SONGLARK CRESCENT WERRIBEE VIC 3030

 3  1  -

Sold Price

\$430,000

Sold Date **17-Sep-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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