

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

6/22-26 GLEN STREET 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

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 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

8/18-20 GLEN STREET WERRIBEE VIC 3030	\$372,000	02-Sep-23
13/18-20 GLEN STREET WERRIBEE VIC 3030	\$370,000	05-Jun-23
4/12 PULI STREET WERRIBEE VIC 3030	\$345,000	19-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: 27 November 2023



8/18-20 GLEN STREET WERRIBEE VIC 3030

2 1 1

Sold Price

\$372,000

Sold Date

02-Sep-23

Distance

0.1km



13/18-20 GLEN STREET WERRIBEE VIC 3030

2 1 1

Sold Price

\$370,000

Sold Date

05-Jun-23

Distance

0.12km



4/12 PULI STREET WERRIBEE VIC 3030

2 1 1

Sold Price

\$345,000

Sold Date

19-Sep-23

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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