

## 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

7 SWAN STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2023

to

31 Dec 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

9 SWAN STREET WERRIBEE VIC 3030	\$500,000	08-Dec-23
34 SWAN STREET WERRIBEE VIC 3030	\$440,000	11-Nov-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: 10 January 2024



**9 SWAN STREET WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **08-Dec-23**

 3  1  -

Distance **0.02km**



**34 SWAN STREET WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$440,000** Sold Date **11-Nov-23**

 2  1  4

Distance **0.24km**

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

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