

## 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

85 THAMES BOULEVARD 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

\$465,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 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

4/96-98 THAMES BOULEVARD WERRIBEE VIC 3030	\$465,000	28-Nov-22
29 RETFORD CLOSE WERRIBEE VIC 3030	\$510,000	11-Nov-22
11 POTOMAC CLOSE WERRIBEE VIC 3030	\$476,000	24-Oct-22

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: 17 July 2023



**4/96-98 THAMES BOULEVARD  
WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$465,000** Sold Date **28-Nov-22**

Distance **0.21km**



**29 RETFORD CLOSE WERRIBEE  
VIC 3030**

 3  2  1

Sold Price **\$510,000** Sold Date **11-Nov-22**

Distance **0.25km**



**11 POTOMAC CLOSE WERRIBEE  
VIC 3030**

 3  1  1

Sold Price **\$476,000** Sold Date **24-Oct-22**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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