

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

G03/33 QUAY BOULEVARD WERRIBEE SOUTH 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Flats

Suburb

Werribee South

Period-from

01 Sep 2022

to

31 Aug 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

Address of comparable property	Price	Date of sale
303/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$450,000	22-Jun-23
412/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$510,000	02-Jun-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: 01 September 2023



**303/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price ^{RS} **\$450,000** Sold Date **22-Jun-23**

Distance **0km**



**412/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price **\$510,000** Sold Date **02-Jun-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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