

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

3/27 DEUTGAM 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

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 2022

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

6/9-11 MARKET ROAD WERRIBEE VIC 3030	\$380,000	06-Dec-21
4/91-93 DUNCANS ROAD WERRIBEE VIC 3030	\$380,000	16-Oct-21
17/18-20 GLEN STREET WERRIBEE VIC 3030	\$372,000	02-Dec-21

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 March 2022


**6/9-11 MARKET ROAD WERRIBEE
VIC 3030**
 2  1  1

Sold Price

\$380,000

Sold Date

06-Dec-21

Distance

1.18km

**4/91-93 DUNCANS ROAD
WERRIBEE VIC 3030**
 2  1  2

Sold Price

Sold Date

16-Oct-21

Distance

1.47km

**17/18-20 GLEN STREET WERRIBEE
VIC 3030**
 2  1  1

Sold Price

\$372,000

Sold Date

02-Dec-21

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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