

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/3 DOOLAN 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/21 JELLICOE STREET WERRIBEE VIC 3030	341000	29-Jul-22
1/106 WEDGE STREET NORTH WERRIBEE VIC 3030	325000	09-May-22
3/15-17 GREAVES STREET SOUTH WERRIBEE VIC 3030	350000	11-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 October 2022



**1/21 JELLCOE STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price

341000

Sold Date

29-Jul-22

Distance

1.83km



**1/106 WEDGE STREET NORTH
WERRIBEE VIC 3030**

 2  1  2

Sold Price

325000

Sold Date

09-May-22

Distance

1.33km



**3/15-17 GREAVES STREET SOUTH
WERRIBEE VIC 3030**

 2  1  1

Sold Price

350000

Sold Date

11-Jun-22

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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