

## 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

1C MEEK 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

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 2024

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

4/3 GAVAN COURT WERRIBEE VIC 3030	\$465,000	20-Oct-23
7/1-3 STAWELL STREET WERRIBEE VIC 3030	\$520,000	12-Dec-23
3/22-24 STAWELL STREET WERRIBEE VIC 3030	\$520,000	21-Dec-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.~~

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Sachin Aggarwal

P 0386578658

M 0425531809

E sachin@sahararealestate.com.au



**4/3 GAVAN COURT WERRIBEE VIC 3030** Sold Price

**\$465,000** Sold Date **20-Oct-23**

3 1 1

Distance **0.19km**



**7/1-3 STAWELL STREET WERRIBEE VIC 3030** Sold Price

**\$520,000** Sold Date **12-Dec-23**

3 2 2

Distance **0.78km**



**3/22-24 STAWELL STREET WERRIBEE VIC 3030**

Sold Price

Sold Date **21-Dec-23**

3 2 1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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