

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

6/1-3 KELLY 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,990

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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

26/18-20 GLEN STREET WERRIBEE VIC 3030	\$360,000	15-Oct-24
1/12 MORTIMER STREET WERRIBEE VIC 3030	\$370,000	05-Jul-24
3/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$369,000	14-Jul-24

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: 18 December 2024



26/18-20 GLEN STREET WERRIBEE VIC 3030 Sold Price **\$360,000** Sold Date **15-Oct-24**

 2  1  1

Distance **0.33km**



1/12 MORTIMER STREET WERRIBEE VIC 3030 Sold Price **\$370,000** Sold Date **05-Jul-24**

 2  1  1

Distance **1.16km**



3/22 MAMBOURIN STREET WERRIBEE VIC 3030 Sold Price **\$369,000** Sold Date **14-Jul-24**

 2  1  1

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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