

## 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

2/33-35 PIGEON 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

1/231 SHAWS ROAD WERRIBEE VIC 3030	\$485,000	03-Feb-24
4/3 GAVAN COURT WERRIBEE VIC 3030	\$465,000	20-Oct-23
18/52 LATHAM STREET WERRIBEE VIC 3030	\$475,000	12-Mar-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 April 2024



**1/231 SHAWS ROAD WERRIBEE  
VIC 3030**

3 1 1

Sold Price

**\$485,000**

Sold Date **03-Feb-24**

Distance **0.33km**



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

3 1 1

Sold Price

**\$465,000**

Sold Date **20-Oct-23**

Distance **0.94km**



**18/52 LATHAM STREET WERRIBEE  
VIC 3030**

3 1 1

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date **12-Mar-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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