

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

5/125 SYNNOT 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

\$420,000

&

\$450,000

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

8/37 LATHAM STREET WERRIBEE VIC 3030	\$422,000	10-Nov-23
15/43 LATHAM STREET WERRIBEE VIC 3030	\$415,000	08-Apr-24
64 FAIRHALL AVENUE WERRIBEE VIC 3030	\$425,000	26-Jan-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: 23 April 2024

**8/37 LATHAM STREET WERRIBEE
VIC 3030**

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Sold Price

\$422,000Sold Date **10-Nov-23**Distance **3.13km****15/43 LATHAM STREET WERRIBEE
VIC 3030**

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Sold Price

^{RS} **\$415,000**Sold Date **08-Apr-24**Distance **3.27km****64 FAIRHALL AVENUE WERRIBEE
VIC 3030**

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Sold Price

\$425,000Sold Date **26-Jan-24**Distance **3.8km**

RS = Recent sale

UN = Undisclosed Sale

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