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	2/20 QUARBING 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	$415,000	&	$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Werribee
Period-from	01 Apr 2024	to	31 Mar 2025	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
3/23 EDGAR STREET WERRIBEE VIC 3030	$425,000	04-Feb-25
3/27 MAMBOURIN STREET WERRIBEE VIC 3030	$420,500	03-Mar-25
1/2 WEEDEN DRIVE WERRIBEE VIC 3030	$450,000	20-Jan-25

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: 07 April 2025

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3/23 EDGAR STREET WERRIBEE VIC 3030

2 1 2

Sold Price **$425,000** Sold Date **04-Feb-25**

Distance **0.37km**



3/27 MAMBOURIN STREET WERRIBEE VIC 3030

2 1 1

Sold Price RS **$420,500** Sold Date **03-Mar-25**

Distance **0.63km**



1/2 WEEDEN DRIVE WERRIBEE VIC 3030

2 1 -

Sold Price **$450,000** Sold Date **20-Jan-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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