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	2/91-93 DUNCANS ROAD 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	$400,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Werribee
Period-from	01 Mar 2024	to	28 Feb 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
13/66 DUNCANS ROAD WERRIBEE VIC 3030	$419,000	15-Nov-24
2/117 DUNCANS ROAD WERRIBEE VIC 3030	$400,000	17-Feb-25
1/100 TOWER ROAD WERRIBEE VIC 3030	$450,000	19-Sep-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 March 2025

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13/66 DUNCANS ROAD WERRIBEE VIC 3030

2 1 -

Sold Price **$419,000** Sold Date **15-Nov-24**

Distance **0.93km**



2/117 DUNCANS ROAD WERRIBEE VIC 3030

2 1 2

Sold Price RS **$400,000** Sold Date **17-Feb-25**

Distance **0.2km**



1/100 TOWER ROAD WERRIBEE VIC 3030

2 1 1

Sold Price **$450,000** Sold Date **19-Sep-24**

Distance **0.28km**

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

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