Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	34 JACQUELINE CLOSE 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	$835,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$541,687	Property type	House	Suburb	Werribee
Period-from	01 Feb 2021	to	31 Jan 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
15 RAINSFORD STREET WERRIBEE VIC 3030	$807,000	21-Dec-21
20 COLLINS STREET WERRIBEE VIC 3030	$910,000	22-Nov-21
46B WEDGE STREET SOUTH WERRIBEE VIC 3030	$850,000	20-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 February 2022

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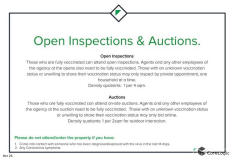
15 RAINSFORD STREET WERRIBEE VIC 3030

4 2 2

Sold Price RS $807,000 Sold Date 21-Dec-21

Distance 1.91km



20 COLLINS STREET WERRIBEE VIC 3030

4 2 2

Sold Price $910,000 Sold Date 22-Nov-21

Distance 1.51km



46B WEDGE STREET SOUTH WERRIBEE VIC 3030

4 3 2

Sold Price RS $850,000 Sold Date 20-Dec-21

Distance 1.27km

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

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