

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

7/13 ALLIANCE 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 235A MCGRATH ROAD WYNDHAM VALE VIC 3024 | \$492,000 | 19-Jun-25 |
| 2/159 GREAVES STREET NORTH WERRIBEE VIC 3030 | \$495,000 | 23-Oct-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: 14 July 2025



**235A MCGRATH ROAD WYNDHAM
VALE VIC 3024**

Sold Price

^{RS}

\$492,000

Sold Date

19-Jun-25

 3

 2

 1

Distance

2.35km



**2/159 GREAVES STREET NORTH
WERRIBEE VIC 3030**

Sold Price

\$495,000

Sold Date

23-Oct-24

 3

 2

 2

Distance

2.3km

RS = Recent sale

UN = Undisclosed Sale

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