

# 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 311/33 Quay Boulevard, Werribee South, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$700,000

### Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Werribee South (3030)

Period - From

01/09/2020

to

31/08/2021

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
108/33 QUAY BOULEVARD, WERRIBEE SOUTH VIC 3030	\$760,000	24/05/2021
129/33 QUAY BOULEVARD, WERRIBEE SOUTH VIC 3030	\$560,000	13/06/2021
325/33 QUAY BOULEVARD, WERRIBEE SOUTH VIC 3030	\$525,000	12/03/2021

This Statement of Information was prepared on: 13/09/2021