

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

LOT 3804 AVIATOR 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

\$325,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 2024

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

LOT 3703 DUTCHELM AVENUE WERRIBEE VIC 3030	\$310,000	29-Jun-24
LOT 3423 KALYANI STREET WERRIBEE VIC 3030	\$320,000	25-Aug-24
LOT 3502 PRANA WAY WERRIBEE VIC 3030	\$718,000	31-May-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: 22 November 2024

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LOT 3703 DUTCHELM AVENUE WERRIBEE VIC 3030



Sold Price ^{RS} **\$310,000** Sold Date **29-Jun-24**

Distance **0.87km**



LOT 3423 KALYANI STREET WERRIBEE VIC 3030



Sold Price **\$320,000** Sold Date **25-Aug-24**

Distance **1.65km**



LOT 3502 PRANA WAY WERRIBEE VIC 3030



Sold Price **\$718,000** Sold Date **31-May-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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