

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

4/88 PURCHAS 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 2022

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

25/22 VENTOSA WAY WERRIBEE VIC 3030	\$397,000	13-Sep-22
1/23 ANGLIA COURT WERRIBEE VIC 3030	\$390,000	17-Dec-22
11/49-55 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	04-Nov-22

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: 30 January 2023



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**25/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$397,000 Sold Date **13-Sep-22**

Distance **0.94km**



**1/23 ANGLIA COURT WERRIBEE
VIC 3030**

2 1 2

Sold Price

^{RS} **\$390,000** Sold Date **17-Dec-22**

Distance **0.97km**



**11/49-55 ROSELLA AVENUE
WERRIBEE VIC 3030**

2 1 1

Sold Price

\$415,000 Sold Date **04-Nov-22**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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