

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 3266 LAXMI LINK 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Other

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 2023

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 3919 BOMBARDIER STREET WERRIBEE VIC 3030	\$359,000	19-Dec-22
LOT 3915 BOMBARDIER STREET WERRIBEE VIC 3030	\$331,000	20-Dec-22
LOT 3930 BOOMERANG STREET WERRIBEE VIC 3030	\$337,000	08-Dec-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: 02 June 2023


**LOT 3919 BOMBARDIER STREET
WERRIBEE VIC 3030**
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Sold Price

^{RS} **\$359,000** Sold Date **19-Dec-22**

Distance **1.45km**

**LOT 3915 BOMBARDIER STREET
WERRIBEE VIC 3030**
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Sold Price

^{RS} **\$331,000** Sold Date **20-Dec-22**

Distance **1.46km**

**LOT 3930 BOOMERANG STREET
WERRIBEE VIC 3030**
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Sold Price

^{RS} **\$337,000** Sold Date **08-Dec-22**

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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