



STATEMENT OF INFORMATION

2/10 EDGAR STREET, WERRIBEE, VIC 3030

PREPARED BY CHRISTOPHER PAGE, EMAIL: MAISONPAGE@ATREALTY.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/10 EDGAR STREET, WERRIBEE, VIC

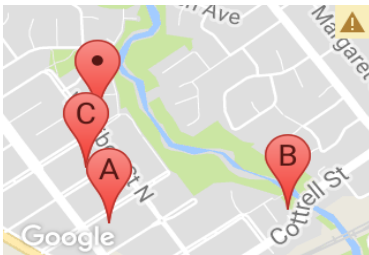
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$280,000 to \$300,000

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (Unit)

\$300,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/27 MAMBOURIN ST, WERRIBEE, VIC 3030

2 1 2

Sale Price

***\$282,000**

Sale Date: 17/05/2017

Distance from Property: 390m



5/42 COTTRELL ST, WERRIBEE, VIC 3030

2 1 1

Sale Price

Price Withheld

Sale Date: 28/03/2017

Distance from Property: 708m



6/8 PARKER ST, WERRIBEE, VIC 3030

2 1 1

Sale Price

\$280,000

Sale Date: 17/02/2017

Distance from Property: 193m



This report has been compiled on 17/07/2017 by Christopher Page. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/10 EDGAR STREET, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$280,000 to \$300,000

Median sale price

Median price

\$300,000

House

Unit

X


Suburb

WERRIBEE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
2/27 MAMBOURIN ST, WERRIBEE, VIC 3030	*\$282,000	17/05/2017
5/42 COTTRELL ST, WERRIBEE, VIC 3030	Price Withheld	28/03/2017
6/8 PARKER ST, WERRIBEE, VIC 3030	\$280,000	17/02/2017