

## 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

128 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Land

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7 RYEBANK AVENUE WERRIBEE VIC 3030    | \$382,000 | 28-Sep-23 |
| 19 LEPPERTON STREET WERRIBEE VIC 3030 | \$430,000 | 25-Sep-23 |
| 5 LEPPERTON STREET WERRIBEE VIC 3030  | \$407,000 | 31-Jan-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: 25 March 2024



**7 RYEBANK AVENUE WERRIBEE  
VIC 3030**

Sold Price

**\$382,000**

Sold Date

**28-Sep-23**



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Distance

**0.09km**



**19 LEPPERTON STREET WERRIBEE  
VIC 3030**

Sold Price

**\$430,000**

Sold Date

**25-Sep-23**



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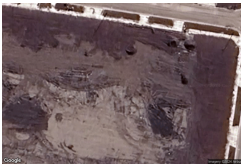
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Distance

**0.26km**



**5 LEPPERTON STREET WERRIBEE  
VIC 3030**

Sold Price

**\$407,000**

Sold Date

**31-Jan-24**



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Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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