

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

3 WIRRUNA 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

4 ATTUNGA GROVE WERRIBEE VIC 3030	\$820,000	08-Aug-24
72 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$776,000	17-Sep-24
6 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$805,000	23-Oct-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: 21 January 2025

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4 ATTUNGA GROVE WERRIBEE VIC 3030

4 2 2

Sold Price **\$820,000** Sold Date **08-Aug-24**

Distance **0.4km**



72 GOLDENEYE CIRCUIT WERRIBEE VIC 3030

4 2 2

Sold Price **\$776,000** Sold Date **17-Sep-24**

Distance **0.69km**



6 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

4 2 -

Sold Price **\$805,000** Sold Date **23-Oct-24**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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