

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

7 BIRUBI PLACE 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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	22-Aug-24
14 SHIPWRIGHT PARADE WERRIBEE VIC 3030	\$795,000	27-May-24
72 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$776,000	17-Sep-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: 23 September 2024



**4 ATTUNGA GROVE WERRIBEE
VIC 3030**

 4  2  2

Sold Price

^{RS}

\$820,000

Sold Date

22-Aug-24

Distance

0.34km



**14 SHIPWRIGHT PARADE
WERRIBEE VIC 3030**

 4  2  2

Sold Price

\$795,000

Sold Date

27-May-24

Distance

0.36km



**72 GOLDENEYE CIRCUIT
WERRIBEE VIC 3030**

 4  2  2

Sold Price

^{RS}

\$776,000

Sold Date

17-Sep-24

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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