

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

4/12 PULI 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 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

9/27 DEUTGAM STREET WERRIBEE VIC 3030	\$345,000	31-Jul-23
13/18-20 GLEN STREET WERRIBEE VIC 3030	\$370,000	05-Jun-23
3/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$360,000	05-May-23

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: 29 August 2023

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9/27 DEUTGAM STREET WERRIBEE VIC 3030

2 1 1

^{RS} **\$345,000** Sold Date **31-Jul-23**

Distance **0.44km**



13/18-20 GLEN STREET WERRIBEE VIC 3030

2 1 1

\$370,000 Sold Date **05-Jun-23**

Distance **1.47km**



3/22 MAMBOURIN STREET WERRIBEE VIC 3030

2 1 1

Sold Price **\$360,000** Sold Date **05-May-23**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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