

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

8 THOROUGHbred AVENUE 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

3 INTERVALE DRIVE WYNDHAM VALE VIC 3024	\$570,000	09-May-24
6 GRACE CLOSE WYNDHAM VALE VIC 3024	\$570,000	10-May-24
8 FERRY CLOSE WYNDHAM VALE VIC 3024	\$580,000	03-Apr-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.

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3 INTERVALE DRIVE WYNDHAM VALE VIC 3024

3 2 1

Sold Price **\$570,000** Sold Date **09-May-24**

Distance **1.78km**



6 GRACE CLOSE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

Sold Date **10-May-24**

Distance **1.19km**



8 FERRY CLOSE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

\$580,000 Sold Date **03-Apr-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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