

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

102 FARM ROAD 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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

6 ADVENT ROAD WERRIBEE VIC 3030	\$695,000	23-Oct-23
10 RINELLA WAY WERRIBEE VIC 3030	\$711,000	17-Aug-23
14 PURI STREET WERRIBEE VIC 3030	\$715,000	31-Oct-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: 05 February 2024


6 ADVENT ROAD WERRIBEE VIC 3030

Sold Price

\$695,000

Sold Date

23-Oct-23
 4
 2
 2

Distance

0.66km

10 RINELLA WAY WERRIBEE VIC 3030

Sold Price

\$711,000

Sold Date

17-Aug-23
 4
 2
 2

Distance

1.11km

14 PURI STREET WERRIBEE VIC 3030

Sold Price

\$715,000

Sold Date

31-Oct-23
 4
 2
 -

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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