

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/12-13 BUNYA PLACE WERRIBEE VIC 3030

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price& between

	\$510,000	\$540,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$421,000	Property type	Unit	Suburb	Werribee
Period-from	01 May 2022	to	30 Apr 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
1/8 HARRIER STREET WERRIBEE VIC 3030	\$470,000	14-Feb-23
22/212 SHAWS ROAD WERRIBEE VIC 3030	\$425,000	31-Mar-23
71A MARKET ROAD WERRIBEE VIC 3030	\$440,000	17-Mar-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: 12 May 2023



**1/8 HARRIER STREET WERRIBEE
VIC 3030**

3 2 1

Sold Price

\$470,000

Sold Date

14-Feb-23

Distance

1.4km



**22/212 SHAWS ROAD WERRIBEE
VIC 3030**

3 2 2

Sold Price

\$425,000

Sold Date

31-Mar-23

Distance

0.19km



**71A MARKET ROAD WERRIBEE VIC
3030**

3 1 2

Sold Price

\$440,000

Sold Date

17-Mar-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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