

STATEMENT OF INFORMATION

10 JULIAN STREET, WERRIBEE, VIC 3030

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



P. DI NATALE

WERRIBEE
44 Watton Street Werribee Victoria 3030
E pdnw@pdinatale.com.au F 03 9741 9453

FOOTSCRAY
225 Barkly Street Footscray Victoria 3011
E pdnft@pdinatale.com.au F 03 9687 5320

■ Real Estate Agents ■ Property Managers ■ Body Corporate Managers ■ Auctioneers

PH: 1300 997 553 www.pdinatale.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 JULIAN STREET, WERRIBEE, VIC 3030



Indicative Selling Price

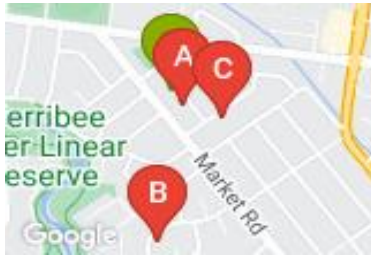
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$440,000 to \$460,000

Provided by: Craig Vilcins, P Di Natale Real Estate

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$607,500

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 JULIAN ST, WERRIBEE, VIC 3030



Sale Price

\$460,000

Sale Date: 01/06/2023

Distance from Property: 62m



30 RICHMOND CRES, WERRIBEE, VIC 3030



Sale Price

\$450,000

Sale Date: 02/05/2023

Distance from Property: 545m



23 DEBORAH ST, WERRIBEE, VIC 3030



Sale Price

\$430,000

Sale Date: 21/04/2023

Distance from Property: 197m



This report has been compiled on 16/10/2023 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 JULIAN STREET, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$607,500

Property type

House

Suburb

WERRIBEE

Period

01 October 2022 to 30 September 2023

Source


pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

18 JULIAN ST, WERRIBEE, VIC 3030	\$460,000	01/06/2023
30 RICHMOND CRES, WERRIBEE, VIC 3030	\$450,000	02/05/2023
23 DEBORAH ST, WERRIBEE, VIC 3030	\$430,000	21/04/2023

This Statement of Information was prepared on:

16/10/2023