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

14 BANKSTON ROAD WERRIBEE VIC 3030

Indicative selling price

Period-from

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

Single Price		or rang betwee	パレー あつノロ ロロロ	&	\$560,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$612,250	Property type	House	Suburb	Werribee			

30 Sep 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale
6 ADELONG STREET WERRIBEE VIC 3030	\$535,000	02-Aug-24
6 BOUCAUT STREET WYNDHAM VALE VIC 3024	\$536,000	02-Aug-24
9 WATFORD STREET WERRIBEE VIC 3030	\$548,000	03-Oct-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.

This Statement of Information was prepared on: 15 October 2024



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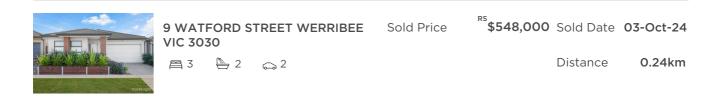




6 ADELONG STREET WERRIBEE VIC 3030	Sold Price	\$535,000	Sold Date	02-Aug-24
📇 3 🖺 2 🞧 2			Distance	1.5km



1	6 BOUCAUT STREET WYNDHAM VALE VIC 3024			Sold Price	\$536,000	Sold Date	Date 02-Aug-24	
	= 3	2	<u></u>			Distance	1.96km	



RS = Recent sale UN = Undisclosed Sale

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