

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

4 LEPPERTON STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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 LEPPERTON STREET WERRIBEE VIC 3030	\$655,000	19-Jan-24
29 FLINT STREET WERRIBEE VIC 3030	\$645,000	26-Mar-24
10 RYEBANK AVENUE WERRIBEE VIC 3030	\$650,000	08-Jan-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: 07 May 2024



**6 LEPPERTON STREET WERRIBEE
VIC 3030**

4 - -

Sold Price

\$655,000

Sold Date

19-Jan-24

Distance

0.01km



**29 FLINT STREET WERRIBEE VIC
3030**

4 2 2

Sold Price

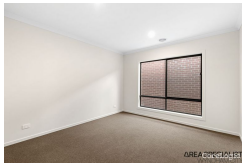
\$645,000

Sold Date

26-Mar-24

Distance

0.11km



**10 RYEBANK AVENUE WERRIBEE
VIC 3030**

3 2 2

Sold Price

\$650,000

Sold Date

08-Jan-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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