

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

2/10 PERSIMMON PLACE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 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

3 SWARAN WAY WERRIBEE VIC 3030	\$451,000	23-Mar-23
2B TILLBUSH CLOSE HOPPERS CROSSING VIC 3029	\$470,000	16-Feb-23
1/8 HARRIER STREET WERRIBEE VIC 3030	\$470,000	14-Feb-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.

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3 SWARAN WAY WERRIBEE VIC 3030

3 1 1

Sold Price

^{RS} **\$451,000** Sold Date **23-Mar-23**

Distance **1.29km**



2B TILLBUSH CLOSE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price

^{RS} **\$470,000** Sold Date **16-Feb-23**

Distance **4.51km**



1/8 HARRIER STREET WERRIBEE VIC 3030

3 2 1

Sold Price

\$470,000 Sold Date **14-Feb-23**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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