

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<br>Including suburb and<br>postcode | 131 Greaves Street North, Werribee, VIC 3030 |
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,000,000 | & | \$1,100,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$605,000  | Property Type | Unit       | Suburb | Werribee (3030) |
| Period - From | 01/03/2024 | to            | 28/02/2025 | Source | Corelogic       |

Comparable property sales

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 six months.

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| This Statement of Information was prepared on: | 26/03/2025 |
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