Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and postcode

LOT 3556 BREEZY CIRCUIT 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	r range etween	\$460,000	&	\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$358,000	Prop	erty type	Land		Suburb	Werribee
Period-from	01 Jan 2023	to	31 Dec 2	023	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	
23 ESKDALE STREET WERRIBEE VIC 3030	\$485,000	10-Oct-23	
34 PRIYA STREET WERRIBEE VIC 3030	\$450,000	07-Dec-23	
139 GEELONG ROAD WERRIBEE VIC 3030	\$495,000	03-Aug-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.

This Statement of Information was prepared on: 08 January 2024

