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

20 PURI 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	\$350,000	&	\$380,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$380,000	Prop	erty type	type Land		Suburb	Werribee
Period-from	01 Jan 2024	to	31 Dec 2	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
16 GITA CRESCENT WERRIBEE VIC 3030	\$380,000	01-May-24
33 PRIYA STREET WERRIBEE VIC 3030	\$401,000	29-Apr-24
4 GOKULA STREET WERRIBEE VIC 3030	\$400,500	10-May-24

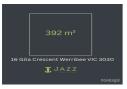
OR

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: 21 January 2025



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16 GITA CRESCENT WERRIBEE VIC Sold Price 3030

\$380,000 Sold Date 01-May-24

Distance 0.11km

<u>-</u> **=** -<u></u>

BigginScott Sam Arora 0433 236 000

33 PRIYA STREET WERRIBEE VIC Sold Price 3030

\$401,000 Sold Date 29-Apr-24

Distance 0.12km



4 GOKULA STREET WERRIBEE VIC Sold Price 3030

\$400,500 Sold Date 10-May-24

Distance 0.7km

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RS = Recent sale

UN = Undisclosed Sale

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