

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 BLOOM 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

\$619,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 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

8 BOUNTIFUL STREET WERRIBEE VIC 3030	\$620,500	29-Oct-23
8 SILA ROAD WERRIBEE VIC 3030	\$640,000	13-Sep-23
47 ALFRED ROAD WERRIBEE VIC 3030	\$625,000	11-Oct-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: 27 November 2023



8 BOUNTIFUL STREET WERRIBEE VIC 3030

Sold Price

RS

\$620,500

Sold Date

29-Oct-23

 3

 2

 1

Distance

0.13km



8 SILA ROAD WERRIBEE VIC 3030

Sold Price

\$640,000

Sold Date

13-Sep-23

 4

 2

 -

Distance

0.74km



47 ALFRED ROAD WERRIBEE VIC 3030

Sold Price

RS

\$625,000

Sold Date

11-Oct-23

 4

 2

 2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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