## 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

LOT 3461 RAWSON 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	or range between	\$390,000	&	\$410,000
Single Price		\$390,000	&	\$410,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$377,500	Prope	erty type	y type Land		Suburb	Werribee
Period-from	01 Sep 2023	to	31 Aug 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
33 PRIYA STREET WERRIBEE VIC 3030	\$401,000	29-Apr-24
LOT 3339 GOKULA STREET WERRIBEE VIC 3030	\$400,500	10-May-24
16 GITA CRESCENT WERRIBEE VIC 3030	\$380,000	01-May-24

#### OR

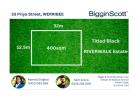
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 September 2024





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Sold Price 33 PRIYA STREET WERRIBEE VIC 3030

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**⇔** -

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

Distance 0.24km



**LOT 3339 GOKULA STREET WERRIBEE VIC 3030** 

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Sold Price

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

Distance 0.35km



16 GITA CRESCENT WERRIBEE VIC Sold Price 3030

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

**=** -

**-**□ - Distance 0.42km

RS = Recent sale

UN = Undisclosed Sale

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