

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Land

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

33 Priya Street, WERRIBEE

BigginScott

33 PRIYA STREET WERRIBEE VIC 3030

Sold Price

\$401,000

Sold Date

29-Apr-24

Distance

0.24km

-
 -
 -

Namika Singh

0432 093 189

Sandeep Bhangu

0432 326 000

Biggin Scott Werribee Pty Ltd

300/37-40 Watsons Avenue

WARRIBEE VIC 3030

0432 326 000

LOT 3339 GOKULA STREET WERRIBEE VIC 3030

Sold Price

\$400,500

Sold Date

10-May-24

Distance

0.35km

4
 2
 -

4 Gokula St, Werribee

JAZZ

16 GITA CRESCENT WERRIBEE VIC 3030

Sold Price

\$380,000

Sold Date

01-May-24

Distance

0.42km

-
 -
 -

16 Gita Crescent Werribee VIC 3030

JAZZ

RS = Recent sale UN = Undisclosed Sale

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