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

83 ALFRED ROAD WERRIBEE VIC 3030

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	0,0000	&	\$770,000
sale price					
house or unit as app	olicable)				
Median Price	\$605.000	Property type	House	Suburb	Werribee

Median Price	\$605,000	Prope	erty type	ty type House		Suburb	Werribee
Period-from	01 Apr 2023	to	31 Mar 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
6 WONDERLAND ROAD WERRIBEE VIC 3030	\$740,000	03-Apr-23
8 HUMMOCK RISE WERRIBEE VIC 3030	\$780,000	14-Aug-23
129 NEWMARKET ROAD WERRIBEE VIC 3030	\$745,000	12-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: 02 April 2024



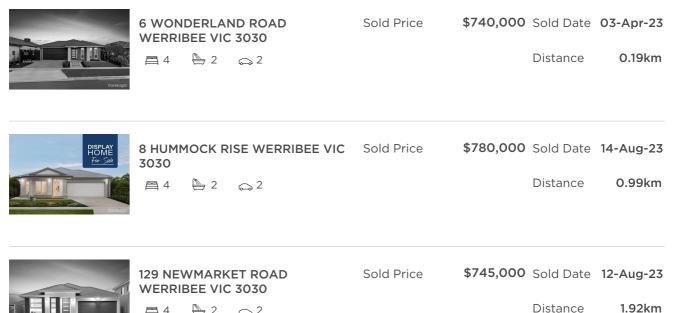
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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