

## 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 4128 TOOMBON STREET WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

\$426,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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
20 HOURIGAN WAY WERRIBEE VIC 3030	\$410,000	21-Mar-24
128 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$382,000	29-Feb-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 August 2024


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33 Priya Street, WERRIBEE **BigginScott**




**33 PRIYA STREET WERRIBEE VIC 3030** Sold Price **\$401,000** Sold Date **29-Apr-24**

Distance **1.59km**

Icons: Bed - Bath - Car -

Agents: Harry Singh (0422 093 889), Sami Singh (0433 288 000)




**20 HOURIGAN WAY WERRIBEE VIC 3030** Sold Price **\$410,000** Sold Date **21-Mar-24**

Distance **1.68km**

Icons: Bed - Bath - Car -

Agent: Prashant Tandon (0478 424 888)



**128 GRANDVISTA BOULEVARD WERRIBEE VIC 3030** Sold Price **\$382,000** Sold Date **29-Feb-24**

Distance **4.6km**

Icons: Bed 4 - Bath 2 - Car -

RS = Recent sale UN = Undisclosed Sale

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