

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 MURRINDAL 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

5 WICKER STREET WERRIBEE VIC 3030

\$690,000

17-May-24

8 LEILA STREET WERRIBEE VIC 3030

\$691,000

07-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: 19 July 2024



5 WICKER STREET WERRIBEE VIC 3030

Sold Price

^{RS} **\$690,000**

Sold Date **17-May-24**

4 2 2

Distance **1.48km**



8 LEILA STREET WERRIBEE VIC 3030

Sold Price

\$691,000

Sold Date **07-May-24**

4 2 2

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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