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 3621 FARM ROAD 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	\$500,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prope	erty type	ty type Other		Suburb	Werribee
Period-from	01 Sep 2022	to	31 Aug 2	2023	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
106 NEWMARKET ROAD WERRIBEE VIC 3030	\$589,000	30-May-22
41 PENVER TERRACE WERRIBEE VIC 3030	\$664,900	11-May-23
3 SADDLEBRED AVENUE WERRIBEE VIC 3030	\$482,000	09-Jun-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: 30 September 2023





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106 NEWMARKET ROAD WERRIBEE VIC 3030

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Sold Price

\$589,000 Sold Date 30-May-22

Distance 0.19km

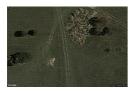


41 PENVER TERRACE WERRIBEE **VIC 3030**

Sold Price

\$664,900 Sold Date **11-May-23**

Distance 3.21km



3 SADDLEBRED AVENUE WERRIBEE VIC 3030

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Sold Price

\$482,000 Sold Date 09-Jun-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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