

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

8 MAGDALA 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,750

Property type

House

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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 KANA WAY WERRIBEE VIC 3030	\$781,000	06-Apr-24
14 HOWMANS ROAD WERRIBEE VIC 3030	\$800,000	30-Jan-24
3 RIPARIAN STREET WERRIBEE VIC 3030	\$828,000	03-Jun-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: 15 December 2024

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5 KANA WAY WERRIBEE VIC 3030 Sold Price **\$781,000** Sold Date **06-Apr-24**

4 2 2

Distance **0.13km**



14 HOWMANS ROAD WERRIBEE VIC 3030 Sold Price **\$800,000** Sold Date **30-Jan-24**

4 2 -

Distance **0.24km**



3 RIPARIAN STREET WERRIBEE VIC 3030 Sold Price **\$828,000** Sold Date **03-Jun-24**

4 2 -

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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