

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

\$799,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

3 RIPARIAN STREET WERRIBEE VIC 3030	\$828,000	03-Jun-24
6 SADDLEBRED AVENUE WERRIBEE VIC 3030	\$885,000	12-Aug-24
1 ABUNDANT STREET WERRIBEE VIC 3030	\$845,000	29-Dec-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: 24 September 2024



**3 RIPARIAN STREET WERRIBEE
VIC 3030**

4 2 -

Sold Price **\$828,000** Sold Date **03-Jun-24**

Distance **0.52km**



**6 SADDLEBRED AVENUE
WERRIBEE VIC 3030**

5 3 2

Sold Price ^{RS} **\$885,000** Sold Date **12-Aug-24**

Distance **0.56km**



**1 ABUNDANT STREET WERRIBEE
VIC 3030**

4 2 2

Sold Price **\$845,000** Sold Date **29-Dec-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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