

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 3202 PRANA WAY 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

\$296,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Other

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 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

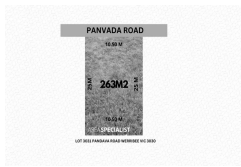
Date of sale

29 PANDAVA ROAD WERRIBEE VIC 3030	\$253,000	24-Feb-23
LOT 3916 BOMBARDIER STREET WERRIBEE VIC 3030	\$280,000	20-Dec-22
LOT 3915 BOMBARDIER STREET WERRIBEE VIC 3030	\$331,000	20-Dec-22

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: 04 April 2023


**29 PANDAVA ROAD WERRIBEE
VIC 3030**
 -  -  -

Sold Price

\$253,000

Sold Date

24-Feb-23

Distance

0.32km

**LOT 3916 BOMBARDIER STREET
WERRIBEE VIC 3030**
 -  -  -

Sold Price

^{RS} **\$280,000**

Sold Date

20-Dec-22

Distance

1.49km

**LOT 3915 BOMBARDIER STREET
WERRIBEE VIC 3030**
 -  -  -

Sold Price

^{RS} **\$331,000**

Sold Date

20-Dec-22

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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