

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 BROUSARD 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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 TINDALE BOULEVARD WERRIBEE VIC 3030	\$760,000	07-Oct-24
13 GAWLER STREET WERRIBEE VIC 3030	\$752,000	25-May-24
2 MAHATMA ROAD WERRIBEE VIC 3030	\$750,000	03-Sep-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: 08 November 2024



3 TINDALE BOULEVARD WERRIBEE VIC 3030

4 2 2

Sold Price

^{RS}

\$760,000

Sold Date

07-Oct-24

Distance

0.09km



13 GAWLER STREET WERRIBEE VIC 3030

4 2 -

Sold Price

\$752,000

Sold Date

25-May-24

Distance

1.68km



2 MAHATMA ROAD WERRIBEE VIC 3030

4 2 2

Sold Price

\$750,000

Sold Date

03-Sep-24

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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