No if, &, or but. Just BigginScott.

STATEMENT OF INFORMATION

1 LAXMI LINK, WERRIBEE, VIC 3030

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY

BigginScott^{*}.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 LAXMI LINK, WERRIBEE, VIC 3030







Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$340,000

Provided by: Namita Singhal, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (Vacant Land)

\$380,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1 SHANTI CCT, WERRIBEE, VIC 3030







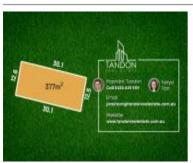
Sale Price

\$340,000

Sale Date: 18/06/2024

Distance from Property: 169m





20 LIBERATION CCT, WERRIBEE, VIC 3030







Sale Price

\$380,000

Sale Date: 01/07/2024

Distance from Property: 1.2km





39 PRANA WAY, WERRIBEE, VIC 3030







Sale Price

*\$318,000

Sale Date: 15/11/2024

Distance from Property: 107m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	1 LAXMILINK WERRIBEE VIC 3030
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Indicative selling price

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Single Price:	\$340,000
Single Price:	\$340,000

Median sale price

Median price	\$380,000	Property type	Vacant Land	Suburb	WERRIBEE
Period	01 October 2023 to 30 September 2024		Source	P	ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 SHANTI CCT, WERRIBEE, VIC 3030	\$340,000	18/06/2024
20 LIBERATION CCT, WERRIBEE, VIC 3030	\$380,000	01/07/2024
39 PRANA WAY, WERRIBEE, VIC 3030	*\$318,000	15/11/2024

This Statement of Information was prepared on:

02/12/2024

