

No if, &, or but. Just

**BigginScott.**

## STATEMENT OF INFORMATION

1 LAXMI LINK, WERRIBEE, VIC 3030

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY

## 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](https://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



This report has been compiled on 02/12/2024 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

1 LAXMI LINK, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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



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