

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

6 BOUNTIFUL 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

\$580,000

&

\$630,000

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 WONDERLAND ROAD WERRIBEE VIC 3030	\$580,000	11-Jul-24
9 ASSEMBLY STREET WERRIBEE VIC 3030	\$640,000	06-Apr-24
LOT 3318 TULSI AVENUE WERRIBEE VIC 3030	\$602,000	27-Mar-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: 19 September 2024



3 WONDERLAND ROAD WERRIBEE VIC 3030

 3  2  2

Sold Price **\$580,000** Sold Date **11-Jul-24**

Distance **1.28km**



9 ASSEMBLY STREET WERRIBEE VIC 3030

 4  2  2

Sold Price

\$640,000 Sold Date **06-Apr-24**

Distance **0.35km**



LOT 3318 TULSI AVENUE WERRIBEE VIC 3030

 4  2  3

Sold Price

\$602,000 Sold Date **27-Mar-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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