

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

3 SHANTI CIRCUIT 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

\$282,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Other

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 2022

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

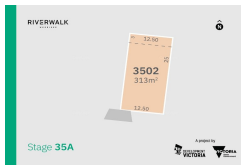
Date of sale

LOT 3502 PRANA WAY WERRIBEE VIC 3030	\$292,000	02-Feb-22
LOT 3507 PRANA WAY WERRIBEE VIC 3030	\$292,000	02-Feb-22
LOT 3503 PRANA WAY WERRIBEE VIC 3030	\$292,000	04-Feb-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: 03 June 2022



LOT 3502 PRANA WAY WERRIBEE VIC 3030

Sold Price

RS

\$292,000

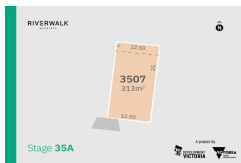
Sold Date

02-Feb-22

 -  -  -

Distance

0.21km



LOT 3507 PRANA WAY WERRIBEE VIC 3030

Sold Price

Sold Date

02-Feb-22

 -  -  -

Distance

0.27km



LOT 3503 PRANA WAY WERRIBEE VIC 3030

Sold Price

Sold Date

04-Feb-22

 -  -  -

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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