

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/76 PURCHAS 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$430,000

*House

*Unit

X

Suburb

WERRIBEE

Period - From

01 Sep 2023

to

31 Aug 2024

Source

Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 3/76 PURCHAS STREET, WERRIBEE VIC 3030	\$535,000	06-April- 24
2. 6/45 ANDERSON STREET, WERRIBEE VIC 3030	\$515,000	02 – April- 24
3. 22 ANSONS WALK, WERRIBEE VIC 3030	\$540,000	28 – Aug - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 11/09/2024.