

## 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

2/288 GREAVES STREET NORTH WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

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

|  |           |           |
|--|-----------|-----------|
| 3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030   | \$440,000 | 10-Dec-24 |
| 5A KIMBERLEY ROAD WERRIBEE VIC 3030        | \$423,500 | 02-May-25 |
| 4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030 | \$415,000 | 14-Dec-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: 22 May 2025



## 3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030

2 1 1

Sold Price **\$440,000** Sold Date **10-Dec-24**

Distance **0.99km**



## 5A KIMBERLEY ROAD WERRIBEE VIC 3030

2 1 1

Sold Price <sup>RS</sup> **\$423,500** Sold Date **02-May-25**

Distance **1.04km**



## 4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030

2 1 1

Sold Price **\$415,000** Sold Date **14-Dec-24**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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