

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

4/86 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

\$399,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 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

1/22 VENTOSA WAY WERRIBEE VIC 3030	\$420,000	09-Jun-25
5/3-11 RETFORD CLOSE WERRIBEE VIC 3030	\$420,000	27-May-25
3/3 GAVAN COURT WERRIBEE VIC 3030	\$420,000	05-May-25

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.

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**1/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price

^{RS} **\$420,000** Sold Date **09-Jun-25**

Distance **0.9km**



**5/3-11 RETFORD CLOSE WERRIBEE
VIC 3030**

2 1 1

Sold Price

Sold Date **27-May-25**

Distance **0.94km**



**3/3 GAVAN COURT WERRIBEE VIC
3030**

2 1 1

Sold Price

\$420,000 Sold Date **05-May-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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