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	4/88 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	$345,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$382,000	Property type	Unit	Suburb	Werribee
Period-from	01 Jun 2020	to	31 May 2021	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
2/3-11 Retford Close Werribee VIC 3030	$345,000	28-Apr-21
8/22 Ventosa Way Werribee VIC 3030	$360,000	18-Jan-21
2/14 Kestrel Place Werribee VIC 3030	$345,000	26-Feb-21

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: 21 June 2021

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2/3-11 Retford Close Werribee VIC 3030

2 1 1

Sold Price RS **$345,000** Sold Date **28-Apr-21**

Distance **0.94km**



8/22 Ventosa Way Werribee VIC 3030

2 1 1

Sold Price **$360,000** Sold Date **18-Jan-21**

Distance **1km**



2/14 Kestrel Place Werribee VIC 3030

2 1 1

Sold Price **$345,000** Sold Date **26-Feb-21**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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