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 HUB STREET WERRIBEE VIC 3030

Indicative selling price

Period-from

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

Single Price		or rang betwee	3040 000	&	\$680,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$612,500	Property type	House	Suburb	Werribee						

30 Nov 2024

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale
23 GIRI WAY WERRIBEE VIC 3030	\$670,000	02-Jul-24
32 ASPERA DRIVE WERRIBEE VIC 3030	\$655,000	07-Jun-24
19 MANTELLO DRIVE WERRIBEE VIC 3030	\$645,000	22-Nov-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: 05 December 2024

Source



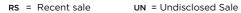
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19 MANTELLO DRIVE WERRIBEE VIC 3030			Sold Price	^{RS} \$645,000	Sold Date	22-Nov-24
昌 4	2	ç⊋ 2			Distance	1.39km



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