

STATEMENT OF INFORMATION

GITA CRESCENT, WERRIBEE, VIC 3030

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY



No if, &, or but. Just

BigginScott.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



GITA CRESCENT, WERRIBEE, VIC 3030



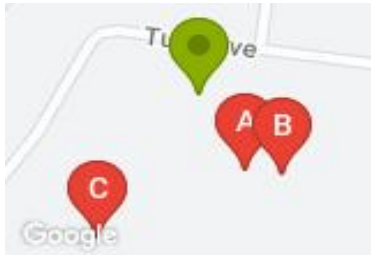
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$290,000 to \$310,000**

Provided by: Namita Singhal, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (Vacant Land)

\$331,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 PRIYA ST, WERRIBEE, VIC 3030



Sale Price

\$230,000

Sale Date: 27/02/2023

Distance from Property: 77m



18 PRIYA ST, WERRIBEE, VIC 3030



Sale Price

\$258,900

Sale Date: 24/10/2022

Distance from Property: 97m



29, WERRIBEE, VIC 3030



Sale Price

***\$253,000**

Sale Date: 14/03/2023

Distance from Property: 151m



This report has been compiled on 18/03/2023 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

GITA CRESCENT, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$290,000 to \$310,000


Median sale price

Median price: \$331,000

Property type: Vacant Land

Suburb: WERRIBEE

Period: 01 January 2022 to 31 December 2022

Source: 

Comparable property sales

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
8 PRIYA ST, WERRIBEE, VIC 3030	\$230,000	27/02/2023
18 PRIYA ST, WERRIBEE, VIC 3030	\$258,900	24/10/2022
29, WERRIBEE, VIC 3030	*\$253,000	14/03/2023

This Statement of Information was prepared on: 18/03/2023