

No if, &, or but. Just

BigginScott.

STATEMENT OF INFORMATION

11 GOKULA STREET, WERRIBEE, VIC 3030

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 GOKULA STREET, WERRIBEE, VIC 3030 🏠 - 📄 - 🚗 -

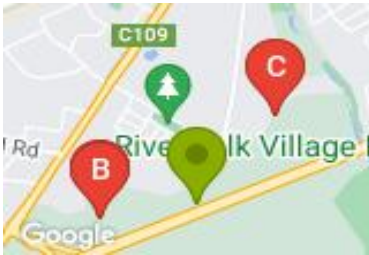
Indicative Selling Price

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

Single Price: **\$410,000**

Provided by: Namita Singhal, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (Vacant Land)

\$370,500

01 April 2023 to 31 March 2024

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.

31 Priya Street, WERRIBEE

BigginScott

12.5m 32m 400sqm Titled Block RIVERWALK Estate

Namita Singhal 0410 003 389 Sam Arora 0433 236 000 Biggin & Scott Wyndham City 180/02/30 Adelaide Avenue WYNDHAM VIC 3084 084 444 300

31 PRIYA ST, WERRIBEE, VIC 3030 🏠 - 📄 - 🚗 -

Sale Price

***\$401,000**

Sale Date: 16/05/2024

Distance from Property: 636m 📍A

33 Priya Street, WERRIBEE

BigginScott

12.5m 32m 400sqm Titled Block RIVERWALK Estate

Namita Singhal 0410 003 389 Sam Arora 0433 236 000 Biggin & Scott Wyndham City 180/02/30 Adelaide Avenue WYNDHAM VIC 3084 084 444 300

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Sale Price

***\$401,000**

Sale Date: 16/05/2024

Distance from Property: 640m 📍B

3 Gopal Way Werribee

BigginScott

400 M2 RIVERWALK ESTATE PREMIUM STAGE TITLED BLOCK PARK ADJACENT \$5000 FRONT LANDSCAPING OFFER!!!

Maglebricks 3 Gopal Way Werribee VIC 3030 0412 231 000

3 GOPAL WAY, WERRIBEE, VIC 3030 🏠 - 📄 - 🚗 -

Sale Price

\$395,000

Sale Date: 04/02/2024

Distance from Property: 812m 📍C

This report has been compiled on 03/06/2024 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2024 - 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

11 GOKULA STREET, WERRIBEE, VIC 3030

Indicative selling price

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

Single Price:

\$410,000

Median sale price

Median price

\$370,500

Property type

Vacant Land

Suburb

WERRIBEE

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

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

31 PRIYA ST, WERRIBEE, VIC 3030	*\$401,000	16/05/2024
33 PRIYA ST, WERRIBEE, VIC 3030	*\$401,000	16/05/2024
3 GOPAL WAY, WERRIBEE, VIC 3030	\$395,000	04/02/2024

This Statement of Information was prepared on:

03/06/2024