

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

2 STABLEFORD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 2024

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

9 STABLEFORD STREET WERRIBEE VIC 3030	\$635,000	30-Nov-23
38 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$665,000	13-Nov-23
29 LEPPERTON STREET WERRIBEE VIC 3030	\$687,500	09-Dec-23

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: 03 April 2024

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**9 STABLEFORD STREET
WERRIBEE VIC 3030**

4 2 2

Sold Price **\$635,000** Sold Date **30-Nov-23**

Distance **0.07km**



**38 GRANDVISTA BOULEVARD
WERRIBEE VIC 3030**

4 2 2

Sold Price **\$665,000** Sold Date **13-Nov-23**

Distance **0.13km**



**29 LEPPERTON STREET WERRIBEE
VIC 3030**

4 2 2

Sold Price **\$687,500** Sold Date **09-Dec-23**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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