BARRYPLANT

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

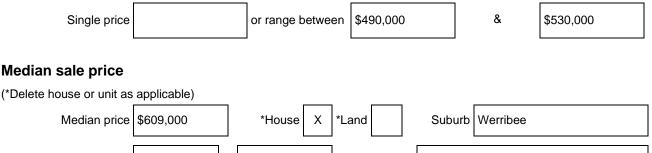
3 LITTLE STREET, WERRIBEE 3030

Indicative selling price

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

30 April 2024

to



Source

Core Logic

Comparable property sales

Period - From

A^{*} 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 |
|--|-----------|---------------|
| 1. 19 RICHMOND CRESCENT, WERRIBEE VIC 3030 | \$505,001 | 13-April- 24 |
| 2. 150 SHAWS ROAD, WERRIBEE VIC 3030 | \$516,000 | 24-Feb- 24 |
| 3. 25 MYRTLE STREET, WERRIBEE VIC 3030 | \$490,000 | 18 – May - 24 |

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 six months.

Property data source: Corelogic.com.au. Generated on 25/06/2024.

01 May 2023