

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

4/12 PULI 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 2023

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

9/27 DEUTGAM STREET WERRIBEE VIC 3030	\$345,000	31-Jul-23
1/4 MANTELLO DRIVE WERRIBEE VIC 3030	\$390,000	26-Jul-23
5/5 TOWER ROAD WERRIBEE VIC 3030	\$450,000	19-Jun-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: 21 August 2023

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9/27 DEUTGAM STREET WERRIBEE Sold Price

^{RS} \$345,000 Sold Date 31-Jul-23

2 1 1

Distance 0.44km



1/4 MANTELLO DRIVE WERRIBEE Sold Price

^{RS} \$390,000 Sold Date 26-Jul-23

2 1 1

Distance 1.57km



5/5 TOWER ROAD WERRIBEE VIC Sold Price

^{RS} \$450,000 Sold Date 19-Jun-23

2 1 1

Distance 1.51km

RS = Recent sale UN = Undisclosed Sale

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