

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

6 BAMBURGH 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

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 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

7 UNGARA DRIVE WERRIBEE VIC 3030	\$660,000	10-Feb-24
28 FOLKESTONE ROAD WERRIBEE VIC 3030	\$650,000	29-Feb-24
5 FLOURISH WAY WERRIBEE VIC 3030	\$655,000	05-Jun-24

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: 19 June 2024

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7 UNGARA DRIVE WERRIBEE VIC 3030

Sold Price

\$660,000

Sold Date

10-Feb-24

4 2 2

Distance

0.17km



28 FOLKESTONE ROAD WERRIBEE VIC 3030

Sold Price

\$650,000

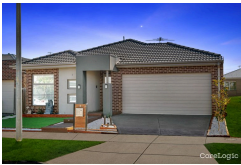
Sold Date

29-Feb-24

4 2 2

Distance

0.28km



5 FLOURISH WAY WERRIBEE VIC 3030

Sold Price

^{RS} **\$655,000**

Sold Date

05-Jun-24

4 2 2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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