

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

8 PINEBANK 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

\$600,000

&

\$650,000

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

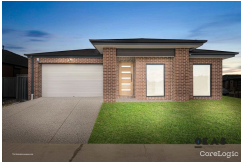
Date of sale

2 STABLEFORD STREET WERRIBEE VIC 3030	\$665,555	06-Jan-24
3 KARAKUL STREET MAMBOURIN VIC 3024	\$607,500	04-Jun-24
10 THRUMS ROAD MAMBOURIN VIC 3024	\$607,500	16-Jan-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: 26 June 2024



**2 STABLEFORD STREET
WERRIBEE VIC 3030**

 4  2  2

Sold Price **\$665,555** Sold Date **06-Jan-24**

Distance **0.17km**



**3 KARAKUL STREET MAMBOURIN
VIC 3024**

 4  2  2

Sold Price ^{RS} **\$607,500** Sold Date **04-Jun-24**

Distance **0.67km**



**10 THRUMS ROAD MAMBOURIN
VIC 3024**

 4  2  2

Sold Price **\$607,500** Sold Date **16-Jan-24**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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