

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 SILA ROAD 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,000

Property type

Land

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

| | | |
|---------------------------------------|-----------|-----------|
| 17 PANDAVA ROAD WERRIBEE VIC 3030 | \$650,000 | 24-Feb-23 |
| 4 TINDALE BOULEVARD WERRIBEE VIC 3030 | \$680,000 | 05-Jun-23 |
| 8 WONDERLAND ROAD WERRIBEE VIC 3030 | \$665,000 | 07-Aug-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: 23 August 2023



17 PANDAVA ROAD WERRIBEE VIC 3030 Sold Price

\$650,000 Sold Date **24-Feb-23**

 4  2  2

Distance **0.17km**



4 TINDALE BOULEVARD WERRIBEE VIC 3030

Sold Price

^{RS} **\$680,000** Sold Date **05-Jun-23**

 4  2  2

Distance **0.38km**



8 WONDERLAND ROAD WERRIBEE VIC 3030 Sold Price

^{RS} **\$665,000** Sold Date **07-Aug-23**

 4  2  2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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