

## 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

81 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$735,000

### 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

26 IRVINE RISE WERRIBEE VIC 3030	\$710,000	29-Jan-24
68 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$700,000	13-Apr-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: 28 June 2024



**26 IRVINE RISE WERRIBEE VIC 3030**

4 2 2

Sold Price **\$710,000** Sold Date **29-Jan-24**

Distance **1.35km**



**68 GOLDENEYE CIRCUIT WERRIBEE VIC 3030**

4 2 2

Sold Price **\$700,000** Sold Date **13-Apr-24**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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