

## 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

LOT 3931 BOOMERANG STREET 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

\$323,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Other

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

| Address of comparable property            | Price     | Date of sale |
|---|-----------|--------------|
| LOT 3325 RAWSON CIRCUIT WERRIBEE VIC 3030 | \$345,000 | 31-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: 11 May 2024



## LOT 3325 RAWSON CIRCUIT WERRIBEE VIC 3030



Sold Price

**\$345,000**

Sold Date

**31-Jan-24**

Distance

**1.57km**

RS = Recent sale

UN = Undisclosed Sale

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