

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

4 GAWLER 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$323,000

Property type

Land

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 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

5 JIKA COURT WERRIBEE VIC 3030

\$465,000

13-Nov-17

LOT 3316 TULSI AVENUE WERRIBEE VIC 3030

\$355,000

07-Oct-21

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 2023



5 JIKA COURT WERRIBEE VIC 3030

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Sold Price **\$465,000** Sold Date **13-Nov-17**

Distance **1.51km**



LOT 3316 TULSI AVENUE WERRIBEE VIC 3030

- - -

Sold Price **\$355,000** Sold Date **07-Oct-21**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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