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	2/288 GREAVES STREET NORTH 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,500	Property type	Unit	Suburb	Werribee
Period-from	01 May 2024	to	30 Apr 2025	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
3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030	$440,000	10-Dec-24
5A KIMBERLEY ROAD WERRIBEE VIC 3030	$423,500	02-May-25
4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030	$415,000	14-Dec-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: 22 May 2025

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3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030

2 1 1

Sold Price **$440,000** Sold Date **10-Dec-24**

Distance **0.99km**



5A KIMBERLEY ROAD WERRIBEE VIC 3030

2 1 1

Sold Price RS **$423,500** Sold Date **02-May-25**

Distance **1.04km**



4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030

2 1 1

Sold Price **$415,000** Sold Date **14-Dec-24**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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