

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

34 CHURCH 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

\$385,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Other

Suburb

Werribee

Period-from

01 Feb 2022

to

31 Jan 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

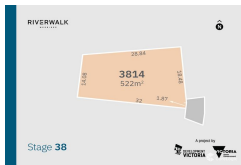
Date of sale

LOT 3814 FARM ROAD WERRIBEE VIC 3030	\$425,000	16-Sep-22
LOT 3811 FARM ROAD WERRIBEE VIC 3030	\$450,000	26-Sep-22
LOT 3807 FARM ROAD WERRIBEE VIC 3030	\$450,000	19-Sep-22

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: 14 February 2023



LOT 3814 FARM ROAD WERRIBEE VIC 3030

Sold Price

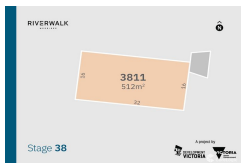
RS

\$425,000

Sold Date

16-Sep-22
 -  -  -

Distance

1.01km


LOT 3811 FARM ROAD WERRIBEE VIC 3030

Sold Price

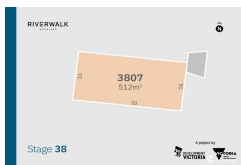
RS

\$450,000

Sold Date

26-Sep-22
 -  -  -

Distance

1.03km


LOT 3807 FARM ROAD WERRIBEE VIC 3030

Sold Price

Sold Date

19-Sep-22
 -  -  -

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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