BARRYPLANT

STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	11 NINN 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	$730,000	& $770,000

Median sale price

(*Delete house or unit as applicable)

Median price	$605,000	*House	x	*Unit		Suburb	WERRIBEE
Period - From	01 May 2024	to	30 April 2025			Source	Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 66 TULSI AVENUE, WERRIBEE VIC 3030	$740,000	21-Feb- 25
2. 125 TULSI AVENUE, WERRIBEE VIC 3030	$783,000	29 –Jan - 25
3. 57 PERRY ROAD, WERRIBEE VIC 3030	$742,500	21 – Feb - 25

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 six months.

Property data source: Corelogic.com.au. Generated on 28/05/2025.