



STATEMENT OF INFORMATION

21 WESTMINSTER DRIVE, WERRIBEE, VIC 3030

PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 WESTMINSTER DRIVE, WERRIBEE, VIC  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$430,000 to \$470,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$450,000

01 April 2017 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



7 ENGLEFIELD CRT, WERRIBEE, VIC 3030  4  2  2

Sale Price

\$465,000

Sale Date: 27/05/2017

Distance from Property: 1.8km



54 QUEENSBURY WAY, WERRIBEE, VIC 3030  3  1  2

Sale Price

***\$470,000**

Sale Date: 26/07/2017

Distance from Property: 466m



20 MYRTLE ST, WERRIBEE, VIC 3030  3  2  1

Sale Price

\$460,000

Sale Date: 13/06/2017

Distance from Property: 1.3km



This report has been compiled on 24/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

21 WESTMINSTER DRIVE, WERRIBEE, VIC 3030

Indicative selling price

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Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

WERRIBEE

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
7 ENGLEFIELD CRT, WERRIBEE, VIC 3030	\$465,000	27/05/2017
54 QUEENSBURY WAY, WERRIBEE, VIC 3030	*\$470,000	26/07/2017
20 MYRTLE ST, WERRIBEE, VIC 3030	\$460,000	13/06/2017