

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

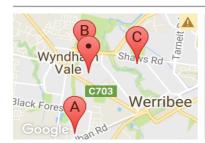
Indicative Selling Price

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







Sale Price

\$465,000

Sale Date: 27/05/2017

Distance from Property: 1.8km





54 QUEENSBURY WAY, WERRIBEE, VIC 3030









Sale Price

*\$470,000

Sale Date: 26/07/2017

Distance from Property: 466m





20 MYRTLE ST, WERRIBEE, VIC 3030







Sale Price

\$460,000

Sale Date: 13/06/2017

Distance from Property: 1.3km



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

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

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 Se	ptember 2	017	Source	p	ricefinder

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