

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

40 NIGHTINGALE DRIVE 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 2024

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

10 SONGLARK CRESCENT WERRIBEE VIC 3030	\$585,000	26-Sep-24
4 KARoola COURT HOPPERS CROSSING VIC 3029	\$565,000	02-Jul-24
133 SHAWS ROAD WERRIBEE VIC 3030	\$520,000	22-Jul-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: 30 October 2024



**10 SONGLARK CRESCENT
WERRIBEE VIC 3030**

3 1 2

Sold Price

RS

\$585,000

Sold Date

26-Sep-24

Distance

1.12km



**4 KAROOLA COURT HOPPERS
CROSSING VIC 3029**

3 1 2

Sold Price

\$565,000

Sold Date

02-Jul-24

Distance

0.9km



**133 SHAWS ROAD WERRIBEE VIC
3030**

3 1 2

Sold Price

\$520,000

Sold Date

22-Jul-24

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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