

## 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

2 NANDEWAR STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

6 BUCKLAND CIRCUIT WERRIBEE VIC 3030	\$590,000	20-Nov-24
9 CANOPY WAY WERRIBEE VIC 3030	\$595,000	22-Nov-24
18 TIMBARRA DRIVE WERRIBEE VIC 3030	\$565,500	04-Sep-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 January 2025



**6 BUCKLAND CIRCUIT WERRIBEE  
VIC 3030**

3 2 2

Sold Price

**\$590,000**

Sold Date **20-Nov-24**

Distance

**0.37km**



**9 CANOPY WAY WERRIBEE VIC  
3030**

3 2 1

Sold Price

**\$595,000**

Sold Date **22-Nov-24**

Distance

**0.76km**



**18 TIMBARRA DRIVE WERRIBEE  
VIC 3030**

3 2 1

Sold Price

**\$565,500**

Sold Date **04-Sep-24**

Distance

**0.48km**



**6 BOUNTIFUL STREET WERRIBEE  
VIC 3030**

3 2 1

Sold Price

**\$630,000**

Sold Date **17-Oct-24**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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