

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

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	28-Nov-24
6 BOUNTIFUL STREET WERRIBEE VIC 3030	\$630,000	17-Oct-24
LOT 3450 SHANTI CIRCUIT WERRIBEE VIC 3030	\$640,000	22-Aug-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: 07 January 2025



**6 BUCKLAND CIRCUIT WERRIBEE
VIC 3030**

3 2 2

Sold Price

^{RS}

\$590,000

Sold Date

28-Nov-24

Distance

0.37km



**6 BOUNTIFUL STREET WERRIBEE
VIC 3030**

3 2 1

Sold Price

\$630,000

Sold Date

17-Oct-24

Distance

0.54km



**LOT 3450 SHANTI CIRCUIT
WERRIBEE VIC 3030**

3 2 2

Sold Price

\$640,000

Sold Date

22-Aug-24

Distance

1.12km



**9 CANOPY WAY WERRIBEE VIC
3030**

3 2 1

Sold Price

\$595,000

Sold Date

22-Nov-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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