

## 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

13 Nightingale Drive 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8 Brooke Court Hoppers Crossing VIC 3029 | \$715,000 | 26-Oct-21 |
| 7 Paloma Court Hoppers Crossing VIC 3029 | \$700,000 | 22-Nov-21 |
| 5 Tangelo Terrace Werribee VIC 3030      | \$730,000 | 16-Oct-21 |

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: 25 January 2022



**8 Brooke Court Hoppers Crossing VIC 3029**

4 2 2

Sold Price **\$715,000** Sold Date **26-Oct-21**

Distance **1.59km**



**7 Paloma Court Hoppers Crossing VIC 3029**

4 2 1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **22-Nov-21**

Distance **1.38km**



**5 Tangelo Terrace Werribee VIC 3030**

4 2 2

Sold Price **\$730,000** Sold Date **16-Oct-21**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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