

## 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

28 NANTILLA CRESCENT 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,950

Property type

House

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 2022

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 HARVEST WAY WERRIBEE VIC 3030      | \$840,000 | 15-Feb-22 |
| 69 TYRONE STREET WERRIBEE VIC 3030    | \$820,000 | 05-Nov-21 |
| 34 JACQUELINE CLOSE WERRIBEE VIC 3030 | \$855,000 | 22-Feb-22 |

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: 15 March 2022



**10 HARVEST WAY WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$840,000** <sup>UN</sup>

Sold Date

**15-Feb-22**

3

2

2

Distance

**0.82km**



**69 TYRONE STREET WERRIBEE VIC 3030**

Sold Price

**\$820,000**

Sold Date

**05-Nov-21**

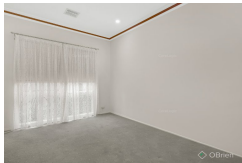
3

2

2

Distance

**0.9km**



**34 JACQUELINE CLOSE WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date

**22-Feb-22**

4

2

2

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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