

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

8 Sugarloaf Grove 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

\$780,000

&

\$850,000

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

9 Tundra Esplanade Werribee VIC 3030	\$800,000	16-Oct-21
28 Jindalee Way Werribee VIC 3030	\$780,000	07-Dec-21
4 Coorabin Way Werribee VIC 3030	\$840,000	28-Sep-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.~~

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AREASPECIALIST

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9 Tundra Esplanade Werribee VIC 3030

 4  2  4

Sold Price

\$800,000

Sold Date

16-Oct-21

Distance

0.8km



28 Jindalee Way Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$780,000**

Sold Date

07-Dec-21

Distance

1.27km



4 Coorabin Way Werribee VIC 3030

 5  5  2

Sold Price

\$840,000

Sold Date

28-Sep-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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