

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 Nightjar Court 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

\$575,000

&

\$625,000

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

7 Bittern Court Werribee VIC 3030	\$632,000	22-Nov-21
4 Sittella Court Werribee VIC 3030	\$570,000	17-Jan-22
3 Melton Close Werribee VIC 3030	\$580,000	26-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: 18 January 2022



Real Estate

Amann S Jadaun

P 0384000008

M 0410158156

E amann.jadaun@eldersrealestate.com.au



7 Bittern Court Werribee VIC 3030 Sold Price ^{RS} **\$632,000** Sold Date **22-Nov-21**

3 2 2

Distance **0.56km**



4 Sittella Court Werribee VIC 3030 Sold Price ^{RS} **\$570,000** Sold Date **17-Jan-22**

3 2 3

Distance **0.21km**



3 Melton Close Werribee VIC 3030 Sold Price **\$580,000** Sold Date **26-Oct-21**

3 1 1

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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