

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

12 Sandpiper Street, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price | \$490,000

Median sale price

Median price

\$615,000

Property Type

House

Suburb

Werribee

Period - From

01/07/2021

to

30/06/2022

Source

REIV

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 six 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
1	26 Nightingale Dr WERRIBEE 3030	\$565,000	23/04/2022
2	1 Sibley St WERRIBEE 3030	\$545,000	07/07/2022
3	10 Malleehen St WERRIBEE 3030	\$520,000	15/07/2022

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 six months.~~

This Statement of Information was prepared on:

12/09/2022 17:06

12 Sandpiper Street, Werribee Vic 3030

Tony Gerace
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Property Type: House (Previously Occupied - Detached)
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$490,000

Median House Price
Year ending June 2022: \$615,000

Comparable Properties



26 Nightingale Dr WERRIBEE 3030 (VG)

Agent Comments



Price: \$565,000
Method: Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 645 sqm approx



1 Sibley St WERRIBEE 3030 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 07/07/2022
Property Type: House
Land Size: 659 sqm approx



10 Malleehen St WERRIBEE 3030 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 15/07/2022
Property Type: House (Res)
Land Size: 607 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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