## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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7 SIBLEY STREET WERRIBEE VIC 3030						
e see consumer.vi	c.gov.aı	u/underquoting (	*Delete singl	e price	e or range a	s applicable)
		or range \$680,0		00	&	\$720,000
pplicable)						
\$612,250	Property type H		House	House		Werribee
01 Oct 2023	to	to 30 Sep 2024 So		ource	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 SIBLEY STR  Deplicable)  \$612,250  01 Oct 2023  Sales (*Delete Authorities representative	7 SIBLEY STREET V  ce see consumer.vic.gov.au  coplicable)  \$612,250 Prop  01 Oct 2023 to  coplete A or B is properties sold within two ont's representative consider.	7 SIBLEY STREET WERRIBEE VIO	7 SIBLEY STREET WERRIBEE VIC 3030  see see consumer.vic.gov.au/underquoting (*Delete single or range between \$680,00 or policable)  Property type House  01 Oct 2023 to 30 Sep 2024 Scales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for this representative considers to be most comparable to	7 SIBLEY STREET WERRIBEE VIC 3030  2e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$680,000  30 Sep 2024 House  30 Sep 2024 Source  30 Sep 2024 Source  30 Sep 2024 Source  30 Sep 2024 Source  30 Sep 2024 Source	7 SIBLEY STREET WERRIBEE VIC 3030  2e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range setween \$680,000 &  2plicable)  \$612,250 Property type House Suburb  01 Oct 2023 to 30 Sep 2024 Source  3ales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative consider

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: 21 October 2024



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