



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

257 SHAWS ROAD WERRIBEE VIC 3030

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

or range  
Single  
between

Price &

\$580,000

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$589,500

Property type

House

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

28 TORRENS STREET WERRIBEE VIC 3030	\$611,000	12-Dec-21
29 NIGHTINGALE DRIVE WERRIBEE VIC 3030	\$630,000	12-Feb-22
13 MANDARIN GROVE WERRIBEE VIC 3030	\$630,000	11-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: 03 June 2022



**28 TORRENS STREET WERRIBEE  
VIC 3030**

3 1 2

Sold Price

**\$611,000**

Sold Date

**12-Dec-21**

Distance

-



**29 NIGHTINGALE DRIVE  
WERRIBEE VIC 3030**

3 2 2

Sold Price

**\$630,000**

Sold Date

**12-Feb-22**

Distance

**0.51km**



**13 MANDARIN GROVE WERRIBEE  
VIC 3030**

3 2 2

Sold Price

Sold Date

**11-Feb-22**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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