

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 SAN REMO DRIVE 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

\$830,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 2023

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

56 ST ANDREWS DRIVE WERRIBEE VIC 3030	\$890,000	06-Jun-23
2 MEADOW WAY TARNEIT VIC 3029	\$880,000	31-Jul-23
11 BULOKE AVENUE MANOR LAKES VIC 3024	\$882,000	28-Aug-23

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: 05 September 2023



56 ST ANDREWS DRIVE WERRIBEE VIC 3030

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

06-Jun-23

Distance

2.45km



2 MEADOW WAY TARNEIT VIC 3029

 4  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

31-Jul-23

Distance

2.89km



11 BULOKE AVENUE MANOR LAKES VIC 3024

 5  2  2

Sold Price

^{RS} **\$882,000**

Sold Date

28-Aug-23

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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