

No if, &, or but. Just

BigginScott.

An aerial photograph of a residential property. The property is outlined with a white border. Inside the property, there are several buildings: a large brown-roofed house on the left, a smaller white building in the center, and a dark-roofed shed on the right. A white car is parked on the street to the right of the property. The text '1273M² approx.' is overlaid in large white font across the center of the property.

1273M²
approx.

STATEMENT OF INFORMATION

16 CORMORANT CRESCENT, WERRIBEE, VIC 3030

PREPARED BY BIGGIN & SCOTT WYNDHAM CITY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



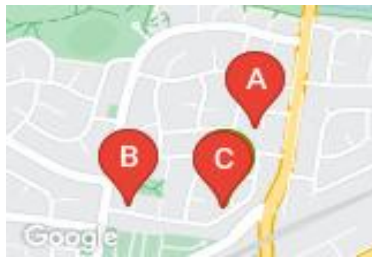
16 CORMORANT CRESCENT, WERRIBEE,  3  1  2

Indicative Selling Price

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

Price Range: **\$440,000 to \$460,000**

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$620,000

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

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.



6 QUAIL CRT, WERRIBEE, VIC 3030

 3  1  4

Sale Price

***\$470,000**

Sale Date: 23/02/2023

Distance from Property: 289m



48 CORMORANT CRES, WERRIBEE, VIC 3030

 3  1  1

Sale Price

***\$450,000**

Sale Date: 14/01/2023

Distance from Property: 321m



18 CORMORANT CRES, WERRIBEE, VIC 3030

 3  1  2

Sale Price

\$450,000

Sale Date: 06/01/2023

Distance from Property: 16m



This report has been compiled on 16/03/2023 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

16 CORMORANT CRESCENT, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$620,000

Property type

House

Suburb

WERRIBEE

Period

01 January 2022 to 31 December 2022

Source

pricefinder

Comparable property sales

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

6 QUAIL CRT, WERRIBEE, VIC 3030	*\$470,000	23/02/2023
48 CORMORANT CRES, WERRIBEE, VIC 3030	*\$450,000	14/01/2023
18 CORMORANT CRES, WERRIBEE, VIC 3030	\$450,000	06/01/2023

This Statement of Information was prepared on:

16/03/2023