

STATEMENT OF INFORMATION

14 ST LAWRENCE CLOSE, WERRIBEE, VIC 3030

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

P. Di NATALE
 44 Watton Street Werribee Victoria 3030
 225 Barkly Street Footscray Victoria 3011
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Please register to inspect our properties.

When you click the Book Inspection button you will be registered to attend an open for inspection. You will be sent a reminder also of the inspection time. Once registered you will be notified of inspection times or any changes or cancellations to existing open for inspection times that you are registered for.

HOW TO BOOK AN INSPECTION?
 Go to our website www.pdinatale.com.au and click **BOOK INSPECTION**. If you are on any other property website, send us an email enquiry via the Email Agent button and this will start the process.

14 ST LAWRENCE CLOSE, WERRIBEE, VIC  3  1  1

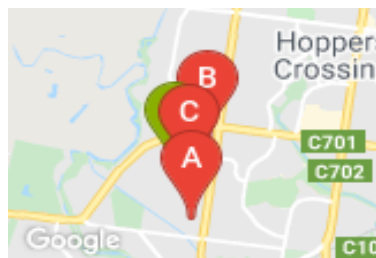
Indicative Selling Price

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

Price Range: 480,000 to 500,000

Provided by: Craig Vilcins, P Di Natale Real Estate

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$550,000

01 October 2020 to 30 September 2021

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.



28 RUBY PL, WERRIBEE, VIC 3030

 3  1  1

Sale Price

***\$480,000**

Sale Date: 25/08/2021

Distance from Property: 727m



10 NIAGARA WAY, WERRIBEE, VIC 3030

 3  1  1

Sale Price

\$490,000

Sale Date: 12/07/2021

Distance from Property: 617m



10 RHINE ST, WERRIBEE, VIC 3030

 3  1  7

Sale Price

***\$501,000**

Sale Date: 12/08/2021

Distance from Property: 186m



This report has been compiled on 20/10/2021 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2021 - 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

14 ST LAWRENCE CLOSE, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range:

480,000 to 500,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

WERRIBEE

Period

01 October 2020 to 30 September 2021

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

28 RUBY PL, WERRIBEE, VIC 3030	*\$480,000	25/08/2021
10 NIAGARA WAY, WERRIBEE, VIC 3030	\$490,000	12/07/2021
10 RHINE ST, WERRIBEE, VIC 3030	*\$501,000	12/08/2021

This Statement of Information was prepared on:

20/10/2021