

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

22 Mirabella Close, Werribee Vic 3030

Indicative selling price

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

Range between \$425,000 & \$455,000

Median sale price

Median price \$595,000 Property Type House Suburb Werribee

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	13 Tiber CI WERRIBEE 3030	\$513,000	23/03/2024
2	18 Mississippi PI WERRIBEE 3030	\$512,000	22/01/2024
3	4 Mississippi PI WERRIBEE 3030	\$510,000	13/05/2024

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 six months.~~

This Statement of Information was prepared on: 11 September 2024

22 Mirabella Close, Werribee Vic 3030

Tony Gerace
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Property Type: Land
Land Size: 357 sqm approx
Agent Comments

Indicative Selling Price
\$425,000 - \$455,000
Median House Price
March quarter 2024: \$595,000

Comparable Properties



13 Tiber CI WERRIBEE 3030 (REI/VG)



Price: \$513,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 524 sqm approx

Agent Comments
Over 100m2 extra land and better condition.



18 Mississippi PI WERRIBEE 3030 (REI/VG)



Price: \$512,000
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 480 sqm approx

Agent Comments
Over 100m2 extra land and better condition.



4 Mississippi PI WERRIBEE 3030 (REI)



Price: \$510,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 530 sqm approx

Agent Comments
Over 100m2 extra land and better condition.

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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