

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

7-9 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 The Old Ford Werribee VIC 3030	\$1,332,000	25-Oct-21
26 River Run Drive Werribee VIC 3030	\$920,000	18-Oct-21
38 River Run Drive Werribee VIC 3030	\$975,000	20-Nov-21

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: 26 November 2021



8 The Old Ford Werribee VIC 3030 Sold Price ^{RS} **\$1,332,000** ^{UN} Sold Date **25-Oct-21**

 4  2  2

Distance **0.26km**



26 River Run Drive Werribee VIC 3030 Sold Price ^{RS} **\$920,000** Sold Date **18-Oct-21**

 4  2  2

Distance **1.23km**



38 River Run Drive Werribee VIC 3030 Sold Price ^{RS} **\$975,000** Sold Date **20-Nov-21**

 4  2  2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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