Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40 SANDERLING STREET 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Werribee
Period-from	01 Feb 2021	to	31 Jan 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

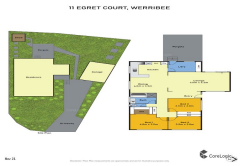
Address of comparable property	Price	Date of sale
11 EGRET COURT WERRIBEE VIC 3030	$580,100	21-Nov-21
3 MELTON CLOSE WERRIBEE VIC 3030	$580,000	26-Oct-21
3 DOVE COURT WERRIBEE VIC 3030	$585,000	11-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 February 2022

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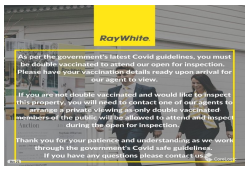


11 EGRET COURT WERRIBEE VIC 3030

3 1 2

Sold Price **$580,100** Sold Date **21-Nov-21**

Distance **0.84km**

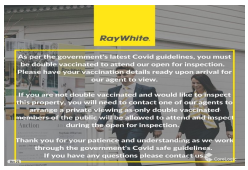


3 MELTON CLOSE WERRIBEE VIC 3030

3 1 1

Sold Price **$580,000** Sold Date **26-Oct-21**

Distance **0.79km**



3 DOVE COURT WERRIBEE VIC 3030

4 2 2

Sold Price **$585,000** Sold Date **11-Nov-21**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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