

## 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

17 Pigeon Street Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,900

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

2 Cobbler Street Werribee VIC 3030	\$510,000	23-Jul-21
1 Muirhead Crescent Werribee VIC 3030	\$505,000	22-Jun-21
6 Upton Court Werribee VIC 3030	\$481,000	24-Aug-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: 05 November 2021



**2 Cobbler Street Werribee VIC 3030**

 3  1  4

Sold Price **\$510,000** Sold Date **23-Jul-21**

Distance **0.96km**



**1 Muirhead Crescent Werribee VIC 3030**

 3  1  4

Sold Price **\$505,000** Sold Date **22-Jun-21**

Distance **1.21km**



**6 Upton Court Werribee VIC 3030**

 3  1  4

Sold Price <sup>RS</sup> **\$481,000** Sold Date **24-Aug-21**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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