

STATEMENT OF INFORMATION

32 WAVERTREE CRESCENT, WERRIBEE, VIC 3030

PREPARED BY WENDELL D'SOUZA, HUNTER FRENCH REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 WAVERTREE CRESCENT, WERRIBEE,



Indicative Selling Price

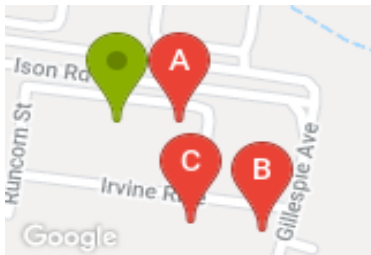
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$770,000 to \$820,000

Provided by: Wendell D'Souza, Hunter French Real Estate

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$510,000

01 April 2019 to 31 March 2020

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.



40 WAVERTREE CRES, WERRIBEE, VIC 3030



Sale Price

\$779,900

Sale Date: 22/11/2019

Distance from Property: 51m



28 IRVINE RISE, WERRIBEE, VIC 3030



Sale Price

\$810,000

Sale Date: 02/09/2019

Distance from Property: 154m



20 IRVINE RISE, WERRIBEE, VIC 3030



Sale Price

\$815,000

Sale Date: 14/11/2019

Distance from Property: 107m



This report has been compiled on 12/05/2020 by Hunter French Real Estate. Property Data Solutions Pty Ltd 2020 - 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

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

32 WAVERTREE CRESCENT, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range:

\$770,000 to \$820,000

Median sale price

Median price

\$510,000

Property type

Vacant Land

Suburb

WERRIBEE

Period

01 April 2019 to 31 March 2020

Source

pricfinder

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

40 WAVERTREE CRES, WERRIBEE, VIC 3030	\$779,900	22/11/2019
28 IRVINE RISE, WERRIBEE, VIC 3030	\$810,000	02/09/2019
20 IRVINE RISE, WERRIBEE, VIC 3030	\$815,000	14/11/2019

This Statement of Information was prepared on:

12/05/2020