

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

24 Sanderling Street, Werribee 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$500,000
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### Median sale price

Median price

\$560,000
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Property type

House
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Suburb

Werribee
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Period - From

March 2021
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to

May 2021
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Source

APM - Pricfinder
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### 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
1 – 40 Kookaburra Avenue, Werribee	\$518,000	15/06/2021
2 – 39 Pigeon Street, Werribee	\$525,000	15/05/2021
3 – 28 Dobell Crescent, Werribee	\$530,000	03/05/2021

This Statement of Information was prepared on:

21/07/2021
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**Brian Mark**  
The local agents you can trust