

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

3 TYRONE 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2021

to

31 Aug 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

2 ROSELAND CRESCENT HOPPERS CROSSING VIC 3029	600000	30-Apr-22
20 GOEGAN STREET WERRIBEE VIC 3030	635000	05-Jul-22
257 SHAWS ROAD WERRIBEE VIC 3030	611000	20-Jun-22

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: 16 September 2022


2 ROSELAND CRESCENT HOPPERS CROSSING VIC 3029

Sold Price

600000 Sold Date **30-Apr-22**
 3  1  1

Distance **1.24km**

20 GOEGAN STREET WERRIBEE VIC 3030

Sold Price

635000 Sold Date **05-Jul-22**
 3  1  2

Distance **0.89km**

257 SHAWS ROAD WERRIBEE VIC 3030

Sold Price

611000 Sold Date **20-Jun-22**
 3  2  2

Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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