

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

40 Tiverton Terrace 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Werribee

Period-from

01 Jan 2021

to

31 Dec 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

25 Cheyne Street Werribee VIC 3030	\$537,500	29-Jun-21
27 Salinga Drive Werribee VIC 3030	\$625,000	06-Dec-21
3 Cogar Drive Werribee VIC 3030	\$670,000	04-Jul-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: 11 January 2022

AREASPECIALIST

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25 Cheyne Street Werribee VIC 3030

4 2 2

Sold Price

\$537,500

Sold Date

29-Jun-21

Distance

0.33km



27 Salinga Drive Werribee VIC 3030

4 2 2

Sold Price

^{RS}**\$625,000**

Sold Date

06-Dec-21

Distance

0.6km



3 Cogar Drive Werribee VIC 3030

- 3 2

Sold Price

\$670,000

Sold Date

04-Jul-21

Distance

0.51km



39 Alfred Road Werribee VIC 3030

4 2 2

Sold Price

\$620,000

Sold Date

04-Oct-21

Distance

0.6km



30 Tiverton Terrace Werribee VIC 3030

4 2 2

Sold Price

\$650,000

Sold Date

25-Jul-21

Distance

0.07km



63 Mansfield Drive Werribee VIC 3030

3 2 2

Sold Price

\$670,000

Sold Date

08-Nov-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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11 Fishbone Avenue Werribee VIC 3030

Sold Price

\$622,500

Sold Date

22-Nov-21

3

2

2

Distance

0.7km



10 Leafy Road Werribee VIC 3030

Sold Price

\$590,000

Sold Date

18-Sep-21

4

2

2

Distance

0.87km



6 Focal Road Werribee VIC 3030

Sold Price

^{RS} **\$760,000**

Sold Date

01-Nov-21

4

2

2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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