

## 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

4/47 TYRONE 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/5 GLENLUSS STREET WERRIBEE VIC 3030	\$420,000	25-May-24
4/2 FREDERICK COURT WERRIBEE VIC 3030	\$415,000	16-Aug-24
2/2 FREDERICK COURT WERRIBEE VIC 3030	\$416,000	22-Jun-24

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: 07 November 2024

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**2/5 GLENLUSS STREET WERRIBEE VIC 3030** Sold Price **\$420,000** Sold Date **25-May-24**

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Distance **1.18km****4/2 FREDERICK COURT WERRIBEE VIC 3030** Sold Price **\$415,000** Sold Date **16-Aug-24**

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Distance **1.22km****2/2 FREDERICK COURT WERRIBEE VIC 3030** Sold Price **\$416,000** Sold Date **22-Jun-24**

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Distance **1.22km****RS** = Recent sale**UN** = Undisclosed Sale

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