

## 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

65 TIMBARRA DRIVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

6 ADVENT ROAD WERRIBEE VIC 3030	\$695,000	23-Oct-23
21 PANDAVA ROAD WERRIBEE VIC 3030	\$685,000	26-Apr-24
16 NATURA AVENUE WERRIBEE VIC 3030	\$715,000	30-Oct-23

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: 29 May 2024



**6 ADVENT ROAD WERRIBEE VIC 3030**

Sold Price **\$695,000** Sold Date **23-Oct-23**

 4  2  2

Distance **0.38km**



**21 PANDAVA ROAD WERRIBEE VIC 3030**

Sold Price **\$685,000** Sold Date **26-Apr-24**

 4  2  2

Distance **0.46km**



**16 NATURA AVENUE WERRIBEE VIC 3030**

Sold Price **\$715,000** Sold Date **30-Oct-23**

 4  2  2

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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