

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2019

to

31 Mar 2020

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

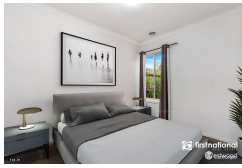
Date of sale

2/47 Tyrone Street Werribee VIC 3030	\$360,000	12-Mar-20
2/42 Tyrone Street Werribee VIC 3030	\$387,500	29-Aug-19
6/268 Shaws Road Werribee VIC 3030	\$375,000	28-Jun-19

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: 15 April 2020



2/47 Tyrone Street Werribee VIC 3030

Sold Price

^{RS} **\$360,000** Sold Date **12-Mar-20**

 2  1  1

Distance **0.02km**



2/42 Tyrone Street Werribee VIC 3030

Sold Price

\$387,500 Sold Date **29-Aug-19**

 2  1  1

Distance **0.13km**



6/268 Shaws Road Werribee VIC 3030

Sold Price

\$375,000 Sold Date **28-Jun-19**

 3  2  2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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