

# 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

16 Taworri Crescent, Werribee Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$555,000

&

\$610,000

### Median sale price

Median price

\$595,000

Property Type

House

Suburb

Werribee

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### 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 six 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
1	4 Taworri Cr WERRIBEE 3030	\$625,000	17/12/2023
2	11 Adelong St WERRIBEE 3030	\$612,000	10/11/2023
3	10 Wolomina Cr WERRIBEE 3030	\$605,000	02/04/2024

**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 six months.~~

This Statement of Information was prepared on:

18 October 2024

16 Taworri Crescent, Werribee Vic 3030

Tony Gerace  
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**Property Type:** House (Res)  
**Land Size:** 366 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$555,000 - \$610,000  
**Median House Price**  
March quarter 2024: \$595,000

## Comparable Properties



**4 Taworri Cr WERRIBEE 3030 (VG)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Sale  
**Date:** 17/12/2023  
**Property Type:** House (Res)  
**Land Size:** 437 sqm approx



**11 Adelong St WERRIBEE 3030 (REI/VG)**

**Agent Comments**



**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 400 sqm approx



**10 Wolomina Cr WERRIBEE 3030 (REI)**

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** House

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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