

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

17/139 TARNEIT ROAD 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 2023

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

25/22 VENTOSA WAY WERRIBEE VIC 3030	\$397,000	13-Sep-22
11/49-55 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	04-Nov-22

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: 09 March 2023

**25/22 VENTOSA WAY WERRIBEE
VIC 3030** 2  1  1

Sold Price

\$397,000

Sold Date

13-Sep-22

Distance

0.31km**11/49-55 ROSELLA AVENUE
WERRIBEE VIC 3030** 2  1  1

Sold Price

\$415,000

Sold Date

04-Nov-22

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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