

## 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 TIVERTON TERRACE 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 2022

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 3 ABERFELDY ROAD WERRIBEE VIC 3030 | \$650,000 | 16-Apr-22 |
| 7 HIGHBURY ROAD WERRIBEE VIC 3030  | \$630,000 | 15-Feb-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: 20 May 2022



## 3 ABERFELDY ROAD WERRIBEE VIC 3030

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**16-Apr-22**



3



2



2

Distance

-



## 7 Highbury Road Werribee VIC 3030

Sold Price

**\$630,000**

Sold Date

**15-Feb-22**



3



2



2

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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