

## 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

66 TULSI AVENUE 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

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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

127 TULSI AVENUE WERRIBEE VIC 3030	\$760,888	27-Jun-24
3 TINDALE BOULEVARD WERRIBEE VIC 3030	\$760,000	07-Oct-24
60 SHANTI CIRCUIT WERRIBEE VIC 3030	\$746,500	20-Apr-24

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: 06 December 2024



127 TULSI AVENUE WERRIBEE VIC 3030

Sold Price

\$760,888

Sold Date

27-Jun-24

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Distance

0.41km



3 TINDALE BOULEVARD WERRIBEE VIC 3030

Sold Price

RS \$760,000

Sold Date

07-Oct-24

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Distance

0.67km



60 SHANTI CIRCUIT WERRIBEE VIC 3030

Sold Price

\$746,500

Sold Date

20-Apr-24

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Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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