

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

3 TUMUT COURT 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

1 CAPER COURT WERRIBEE VIC 3030	\$575,000	22-Oct-24
10 LORIKEET COURT WERRIBEE VIC 3030	\$610,000	10-Sep-24
48 LATHAM STREET WERRIBEE VIC 3030	\$615,000	29-Oct-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: 11 November 2024



1 CAPER COURT WERRIBEE VIC 3030

3 2 2

Sold Price

RS

\$575,000

Sold Date

22-Oct-24

Distance

0.45km



10 LORIKEET COURT WERRIBEE VIC 3030

3 2 4

Sold Price

RS

\$610,000

Sold Date

10-Sep-24

Distance

0.5km



48 LATHAM STREET WERRIBEE VIC 3030

3 2 2

Sold Price

RS

\$615,000

Sold Date

29-Oct-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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