

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

LOT 3304 TULSI AVENUE 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,500

Property type

Land

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 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

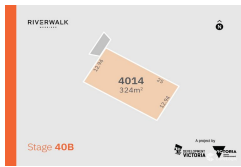
Date of sale

LOT 4014 GRAMPIANS AVENUE WERRIBEE VIC 3030	\$345,000	21-Feb-23
LOT 4017 GRAMPIANS AVENUE WERRIBEE VIC 3030	\$370,000	24-Feb-23
4 GAWLER STREET WERRIBEE VIC 3030	\$360,000	26-Jul-23

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: 28 July 2023



**LOT 4014 GRAMPIANS AVENUE
WERRIBEE VIC 3030**

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Sold Price

RS

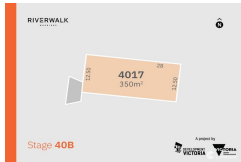
\$345,000

Sold Date

21-Feb-23

Distance

1.49km



**LOT 4017 GRAMPIANS AVENUE
WERRIBEE VIC 3030**

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Sold Price

RS

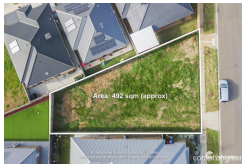
\$370,000

Sold Date

24-Feb-23

Distance

1.44km



**4 GAWLER STREET WERRIBEE VIC
3030**

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Sold Price

RS

\$360,000

Sold Date

26-Jul-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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