

## 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

54 TORRENS STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1 MURCHISON COURT WERRIBEE VIC 3030     | \$550,000 | 29-Mar-23 |
| 34 CENTENARY CRESCENT WERRIBEE VIC 3030 | \$500,000 | 06-Jul-23 |
| 3 TULLY COURT WERRIBEE VIC 3030         | \$495,000 | 25-Mar-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: 16 August 2023



**1 MURCHISON COURT WERRIBEE  
VIC 3030**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**29-Mar-23**

Distance

**0.09km**



**34 CENTENARY CRESCENT  
WERRIBEE VIC 3030**

 3  1  4

Sold Price

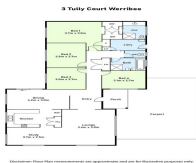
**\$500,000**

Sold Date

**06-Jul-23**

Distance

**0.5km**



**3 TULLY COURT WERRIBEE VIC  
3030**

 4  2  2

Sold Price

**\$495,000**

Sold Date

**25-Mar-23**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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