

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

1 TOLMIE 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 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

42-44 LOYOLA ROAD WERRIBEE VIC 3030	\$710,000	04-Dec-21
10 ALLANDALE COURT WERRIBEE VIC 3030	\$715,000	21-Dec-21
4 BOWERY COURT WERRIBEE VIC 3030	\$735,000	01-Mar-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: 17 March 2022


**42-44 LOYOLA ROAD WERRIBEE
VIC 3030**

Sold Price

\$710,000

Sold Date

04-Dec-21
 3
 2
 2

Distance

0.26km

**10 ALLANDALE COURT WERRIBEE
VIC 3030**

Sold Price

\$715,000

Sold Date

21-Dec-21
 3
 2
 6

Distance

0.4km

**4 BOWERY COURT WERRIBEE VIC
3030**

Sold Price

^{RS} **\$735,000** ^{UN}

Sold Date

01-Mar-22
 4
 2
 2

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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