

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 Tweed 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,950

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

8 Colorado Court Werribee VIC 3030	\$576,000	23-Nov-21
59 Purchas Street Werribee VIC 3030	\$580,000	09-Oct-21
15 Tamarind Crescent Werribee VIC 3030	\$570,000	27-Sep-21

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: 04 March 2022


8 Colorado Court Werribee VIC 3030

 3
  2
  2

Sold Price

\$576,000

Sold Date

23-Nov-21

Distance

0.25km

59 Purchas Street Werribee VIC 3030

 4
  1
  2

Sold Price

\$580,000

Sold Date

09-Oct-21

Distance

0.48km

15 Tamarind Crescent Werribee VIC 3030

 4
  2
  4

Sold Price

\$570,000

Sold Date

27-Sep-21

Distance

0.85km
RS = Recent sale

UN = Undisclosed Sale

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