

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

117 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

\$725,000

&

\$775,000

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

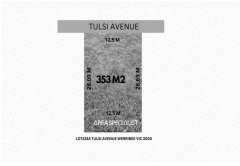
Date of sale

127 TULSI AVENUE WERRIBEE VIC 3030	\$760,888	27-Jun-24
74 POWLETT STREET WERRIBEE VIC 3030	\$735,000	21-Oct-24
49 YEARLING PROMENADE WERRIBEE VIC 3030	\$740,000	18-Jul-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: 28 November 2024



127 TULSI AVENUE WERRIBEE VIC 3030

4 - -

Sold Price

\$760,888

Sold Date

27-Jun-24

Distance

0.08km



74 POWLETT STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$735,000

Sold Date

21-Oct-24

Distance

0.28km



49 YEARLING PROMENADE WERRIBEE VIC 3030

4 2 2

Sold Price

\$740,000

Sold Date

18-Jul-24

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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