

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

4/47 TYRONE STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

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

2/5 GLENLUSS STREET WERRIBEE VIC 3030	\$420,000	25-May-24
4/2 FREDERICK COURT WERRIBEE VIC 3030	\$415,000	16-Aug-24
2/2 FREDERICK COURT WERRIBEE VIC 3030	\$416,000	22-Jun-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: 07 November 2024

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**2/5 GLENLUSS STREET WERRIBEE
VIC 3030**

Sold Price

\$420,000

Sold Date

25-May-24

 2

 1

 1

Distance

1.18km



**4/2 FREDERICK COURT WERRIBEE
VIC 3030**

Sold Price

\$415,000

Sold Date

16-Aug-24

 2

 2

 1

Distance

1.22km



**2/2 FREDERICK COURT WERRIBEE
VIC 3030**

Sold Price

\$416,000

Sold Date

22-Jun-24

 2

 2

 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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