

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 60 Tundra Esplanade, Werribee

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *Unit ☐ Suburb

Period - From to Source

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
12 Orinoco Chase, Werribee	\$790,000	15 th April 2024
4 Cygnet Avenue, Werribee	\$705,000	30 th May 2024
3 Razorbill Terrace, Werribee	\$725,000	12 th March 2024

Property data source: Corelogic.com.au. Generated on 15th August 2024.