

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

16 Taworri Crescent, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000 & \$640,000

Median sale price

Median price \$595,000 Property Type House Suburb Werribee

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	4 Taworri Cr WERRIBEE 3030	\$625,000	17/12/2023
2	11 Adelong St WERRIBEE 3030	\$612,000	10/11/2023
3	10 Wolomina Cr WERRIBEE 3030	\$605,000	02/04/2024

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 six months.~~

This Statement of Information was prepared on:

18/04/2024 23:03



Property Type: House (Res)
Land Size: 366 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
March quarter 2024: \$595,000

Comparable Properties



4 Taworri Cr WERRIBEE 3030 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 17/12/2023
Property Type: House (Res)
Land Size: 437 sqm approx



11 Adelong St WERRIBEE 3030 (REI/VG)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 400 sqm approx



10 Wolomina Cr WERRIBEE 3030 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 02/04/2024
Property Type: House