

## 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

4/54-56 TYRONE STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 2023

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

|  |           |           |
|--|-----------|-----------|
| 4/4 GEORGIA CRESCENT WERRIBEE VIC 3030           | \$480,000 | 01-Aug-22 |
| 6/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029 | \$500,000 | 17-Feb-23 |
| 5A CARLY TERRACE WERRIBEE VIC 3030               | \$493,500 | 28-Jun-22 |

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: 10 November 2023



**4/4 GEORGIA CRESCENT  
WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$480,000** Sold Date **01-Aug-22**

Distance **0.5km**



**6/60 WARRINGA CRESCENT  
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$500,000** Sold Date **17-Feb-23**

Distance **1.38km**



**5A CARLY TERRACE WERRIBEE  
VIC 3030**

 3  2  2

Sold Price **\$493,500** Sold Date **28-Jun-22**

Distance **0.96km**



**2/50 CASSOWARY AVENUE  
WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$495,000** Sold Date **31-May-22**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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