

## 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

LOT 3318 TULSI AVENUE 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Land

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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

5 ADVENT ROAD WERRIBEE VIC 3030	\$630,000	12-Jan-24
8 BOUNTIFUL STREET WERRIBEE VIC 3030	\$620,500	29-Oct-23
8 SILA ROAD WERRIBEE VIC 3030	\$640,000	13-Sep-23

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: 01 February 2024



**5 ADVENT ROAD WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date

**12-Jan-24**

 3  2  2

Distance

**0.44km**



**8 BOUNTIFUL STREET WERRIBEE VIC 3030**

Sold Price

**\$620,500**

Sold Date

**29-Oct-23**

 3  2  1

Distance

**0.46km**



**8 SILA ROAD WERRIBEE VIC 3030**

Sold Price

**\$640,000**

Sold Date

**13-Sep-23**

 4  2  -

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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