

## 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

3 Tyburn Close 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

\$449,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,694

Property type

House

Suburb

Werribee

Period-from

01 Mar 2020

to

28 Feb 2021

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

8 Coventry Drive Werribee VIC 3030	\$468,000	12-Oct-20
10 Iluka Drive Werribee VIC 3030	\$459,000	13-Oct-20
5 Bonus Court Werribee VIC 3030	\$467,000	20-Feb-21

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.

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we know west

Darren Cassar

M 0438 939 835

E dc@sweeneyea.com.au



8 Coventry Drive Werribee VIC 3030

3 1 4

Sold Price \$468,000 Sold Date 12-Oct-20

Distance 0.32km



10 Iluka Drive Werribee VIC 3030

3 1 2

Sold Price \$459,000 Sold Date 13-Oct-20

Distance 0.39km



5 Bonus Court Werribee VIC 3030

3 2 1

Sold Price <sup>RS</sup>\$467,000 Sold Date 20-Feb-21

Distance 1.59km

RS = Recent sale

UN = Undisclosed Sale

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