

## 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

59 TAMARIND CRESCENT 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2021

to

30 Nov 2022

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

116 ROSELLA AVENUE WERRIBEE VIC 3030	\$550,000	15-Nov-22
60 SONGLARK CRESCENT WERRIBEE VIC 3030	\$550,000	30-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: 12 December 2022



**116 ROSELLA AVENUE WERRIBEE  
VIC 3030**

 3  2  2

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **15-Nov-22**

Distance **0.64km**



**60 SONGLARK CRESCENT  
WERRIBEE VIC 3030**

 3  2  -

Sold Price **\$550,000** Sold Date **30-Jun-22**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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