

## 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

32 TARNEIT ROAD 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

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

9 BUNYA PLACE WERRIBEE VIC 3030	\$755,000	21-Oct-23
48 CONQUEST DRIVE WERRIBEE VIC 3030	\$770,000	27-Oct-23
43 GOEGAN STREET WERRIBEE VIC 3030	\$760,000	13-Feb-24

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: 19 February 2024



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**9 BUNYA PLACE WERRIBEE VIC 3030**

4 2 2

Sold Price **\$755,000** Sold Date **21-Oct-23**

Distance **0.32km**



**48 CONQUEST DRIVE WERRIBEE VIC 3030**

3 2 2

Sold Price **\$770,000** Sold Date **27-Oct-23**

Distance **0.49km**



**43 GOEGAN STREET WERRIBEE VIC 3030**

4 2 2

Sold Price <sup>RS</sup> **\$760,000** <sup>UN</sup> Sold Date **13-Feb-24**

Distance **1.32km**

RS = Recent sale      UN = Undisclosed Sale

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