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	5 Terrabulla Court Werribee VIC 3030

Indicative selling price

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

~~Single Price~~		or range between	$530,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	House	Suburb	Werribee
Period-from	01 Aug 2020	to	31 Jul 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
1 Grant Avenue Werribee VIC 3030	$525,000	19-Jun-21
26 Shoalhaven Street Werribee VIC 3030	$555,000	04-Jun-21
2 Taisho Court Werribee VIC 3030	$572,500	20-Apr-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.~~

This Statement of Information was prepared on: 03 August 2021

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1 Grant Avenue Werribee VIC 3030 Sold Price RS **$525,000** Sold Date **19-Jun-21**

4 2 2 Distance **0.3km**



26 Shoalhaven Street Werribee VIC 3030 Sold Price RS **$555,000** Sold Date **04-Jun-21**

4 2 3 Distance **1.74km**



2 Taisho Court Werribee VIC 3030 Sold Price **$572,500** Sold Date **20-Apr-21**

4 2 2 Distance **1.9km**

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

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