

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

2/22 Mambourin Street 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/18 Mambourin Street Werribee VIC 3030	\$361,000	30-Jun-20
1/2 Culgoa Court Werribee VIC 3030	\$370,000	22-May-20
3/183 Shaws Road Werribee VIC 3030	\$380,000	27-Mar-20

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: 13 July 2020



2/18 Mambourin Street Werribee VIC 3030

 2  1  1

Sold Price

^{RS} **\$361,000**

Sold Date **30-Jun-20**

Distance **0.03km**



1/2 Culgoa Court Werribee VIC 3030

 2  1  1

Sold Price

\$370,000

Sold Date **22-May-20**

Distance **1.53km**



3/183 Shaws Road Werribee VIC 3030

 2  1  1

Sold Price

\$380,000

Sold Date **27-Mar-20**

Distance **1.56km**

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

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