

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

4/14-16 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2020

to

30 Apr 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

4/154 Werribee Street North Werribee VIC 3030	\$327,500	23-Dec-20
1/12 Mortimer Street Werribee VIC 3030	\$332,000	24-Nov-20
2/37 Rowes Road Werribee VIC 3030	\$343,000	18-Mar-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: 13 May 2021



**4/154 Werribee Street North
Werribee VIC 3030**

 2  1  1

Sold Price **\$327,500** Sold Date **23-Dec-20**

Distance **0.17km**



**1/12 Mortimer Street Werribee VIC
3030**

 2  1  1

Sold Price **\$332,000** Sold Date **24-Nov-20**

Distance **0.22km**



**2/37 Rows Road Werribee VIC
3030**

 2  1  1

Sold Price ^{RS} **\$343,000** Sold Date **18-Mar-21**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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