

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

1/7 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/2 WEEDEN DRIVE WERRIBEE VIC 3030	\$395,000	30-Nov-22
1/58 ROWES ROAD WERRIBEE VIC 3030	\$430,000	10-Jan-23
4/88 PURCHAS STREET WERRIBEE VIC 3030	\$385,000	21-Feb-23

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: 15 March 2023



2/2 WEEDEN DRIVE WERRIBEE VIC 3030

 2
  1
  1

Sold Price

\$395,000

Sold Date **30-Nov-22**

Distance **1.32km**


1/58 ROWES ROAD WERRIBEE VIC 3030

 2
  1
  1

Sold Price

\$430,000

Sold Date **10-Jan-23**

Distance **1.6km**


4/88 PURCHAS STREET WERRIBEE VIC 3030

 2
  1
  1

Sold Price

^{RS} **\$385,000**

Sold Date **21-Feb-23**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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