

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

2/7 Montana Drive 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

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2020

to

30 Jun 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

5/8-10 Melita Avenue Werribee VIC 3030	\$430,000	12-Feb-21
1/45 Manorvale Parade Werribee VIC 3030	\$427,500	12-May-20
1/9 Valencia Lane Werribee VIC 3030	\$422,000	18-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: 13 July 2021



5/8-10 Melita Avenue Werribee VIC 3030 Sold Price **\$430,000** Sold Date **12-Feb-21**

 2  1  1

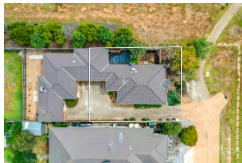
Distance **1.61km**



1/45 Manorvale Parade Werribee VIC 3030 Sold Price **\$427,500** Sold Date **12-May-20**

 2  1  1

Distance **1.2km**



1/9 Valencia Lane Werribee VIC 3030 Sold Price **\$422,000** Sold Date **18-Apr-21**

 2  1  1

Distance **2.44km**

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

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