

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

3/38 MORTIMER 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 2025

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

6/9-11 MARKET ROAD WERRIBEE VIC 3030	\$380,000	13-Mar-25
3/14 MORTIMER STREET WERRIBEE VIC 3030	\$390,000	17-Oct-24
2/4 LEGANA COURT WERRIBEE VIC 3030	\$390,000	09-Dec-24

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: 04 April 2025



**6/9-11 MARKET ROAD WERRIBEE
VIC 3030**

 2  1  -

Sold Price

^{RS} **\$380,000**

Sold Date

13-Mar-25

Distance

1.06km



**3/14 MORTIMER STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price

\$390,000

Sold Date

17-Oct-24

Distance

0.23km



**2/4 LEGANA COURT WERRIBEE
VIC 3030**

 2  1  -

Sold Price

Sold Date

09-Dec-24

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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