

## 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

9A MALLEEHEN STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 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

6 QUAIL COURT WERRIBEE VIC 3030	\$470,000	23-Feb-23
12 SANDPIPER STREET WERRIBEE VIC 3030	\$462,000	14-Jan-23
1 LARK COURT WERRIBEE VIC 3030	\$480,000	23-Dec-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: 14 June 2023


**6 QUAIL COURT WERRIBEE VIC 3030**

Sold Price

**\$470,000**

Sold Date

**23-Feb-23**
 3

 1

 3

Distance

**0.1km**

**12 SANDPIPER STREET WERRIBEE VIC 3030**

Sold Price

**\$462,000**

Sold Date

**14-Jan-23**
 3

 1

 2

Distance

**0.2km**

**1 LARK COURT WERRIBEE VIC 3030**

Sold Price

**\$480,000**

Sold Date

**23-Dec-21**
 3

 1

 1

Distance

**0.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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