

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

1/1 PAMELA COURT 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

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/18 MCDONALD STREET WERRIBEE VIC 3030	\$420,000	01-Apr-22
3/14-16 MAMBOURIN STREET WERRIBEE VIC 3030	\$415,000	23-Mar-22
11 RIVERGLEN DRIVE WERRIBEE VIC 3030	\$435,500	18-Jun-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: 11 April 2022



**2/18 MCDONALD STREET
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$238,000** Sold Date **05-Feb-08**

Distance -



**3/14-16 MAMBOURIN STREET
WERRIBEE VIC 3030**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **23-Mar-22**

Distance -



**11 RIVERGLEN DRIVE WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$435,500** Sold Date **18-Jun-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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