

## 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

5 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

\$529,000

or range  
between

&

### 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 CONDOR COURT WERRIBEE VIC 3030       | \$518,000 | 15-May-23 |
| 10 TAMARIND CRESCENT WERRIBEE VIC 3030 | \$525,000 | 08-May-23 |
| 15 ARGYLE CRESCENT WERRIBEE VIC 3030   | \$520,000 | 22-May-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: 05 June 2023



## 6 CONDOR COURT WERRIBEE VIC 3030

Sold Price

RS

**\$518,000**

Sold Date

**15-May-23**

3

1

2

Distance

**0.95km**



## 10 TAMARIND CRESCENT WERRIBEE VIC 3030

Sold Price

RS

**\$525,000**

Sold Date

**08-May-23**

3

1

2

Distance

**1.35km**



## 15 ARGYLE CRESCENT WERRIBEE VIC 3030

Sold Price

RS

**\$520,000**

Sold Date

**22-May-23**

3

1

2

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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