

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

4/40 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

\$390,000

&

\$420,000

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

4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030	\$415,000	14-Dec-24
3/14 MORTIMER STREET WERRIBEE VIC 3030	\$390,000	17-Oct-24
3/27 MAMBOURIN STREET WERRIBEE VIC 3030	\$420,500	07-Feb-25

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 April 2025



**4/14-16 MAMBOURIN STREET
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$415,000** Sold Date **14-Dec-24**

Distance **0.17km**



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

2 1 1

Sold Price **\$390,000** Sold Date **17-Oct-24**

Distance **0.25km**



**3/27 MAMBOURIN STREET
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$420,500** Sold Date **07-Feb-25**

Distance **0.05km**

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

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