

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

2/6 MONTANA DRIVE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 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

1/16 XAVIER COURT WERRIBEE VIC 3030	\$444,444	28-Jun-22
2/36 MORTIMER STREET WERRIBEE VIC 3030	\$482,000	10-May-22
5/8-10 MELITA AVENUE WERRIBEE VIC 3030	\$470,000	24-Mar-22

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: 28 July 2022


**1/16 XAVIER COURT WERRIBEE
VIC 3030**
 3  2  3

Sold Price ^{RS} **\$444,444** ^{UN} Sold Date **28-Jun-22**

Distance **0.8km**

**2/36 MORTIMER STREET
WERRIBEE VIC 3030**
 2  1  2

Sold Price **\$482,000** Sold Date **10-May-22**

Distance **1.13km**

**5/8-10 MELITA AVENUE WERRIBEE
VIC 3030**
 2  1  2

Sold Price **\$470,000** Sold Date **24-Mar-22**

Distance **1.64km**
RS = Recent sale

UN = Undisclosed Sale

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