

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

13/15A HOOKER ROAD 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

\$439,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 2024

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

14/12 MINGOS COURT WERRIBEE VIC 3030	\$450,000	14-Sep-23
2/3 LYDFORD COURT WERRIBEE VIC 3030	\$435,000	25-Oct-23
5/24 MAMBOURIN STREET WERRIBEE VIC 3030	\$465,000	16-Aug-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: 12 February 2024



14/12 MINGOS COURT WERRIBEE VIC 3030

3 2 -

Sold Price

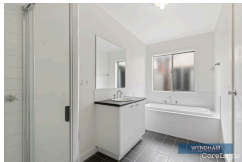
\$450,000

Sold Date

14-Sep-23

Distance

0.45km



2/3 LYDFORD COURT WERRIBEE VIC 3030

3 1 1

Sold Price

\$435,000

Sold Date

25-Oct-23

Distance

0.51km



5/24 MAMBOURIN STREET WERRIBEE VIC 3030

3 2 1

Sold Price

\$465,000

Sold Date

16-Aug-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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