

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

6 MONT-ALTO PLACE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$307,000

Property type

Land

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

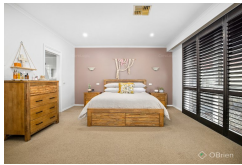
Date of sale

5 WILLANDRA COURT WERRIBEE VIC 3030	\$1,065,000	20-Sep-21
5 BOWERY COURT WERRIBEE VIC 3030	\$1,055,000	12-Oct-21
214 WATTLE AVENUE WERRIBEE VIC 3030	\$1,125,000	06-Dec-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: 04 April 2022



5 WILLANDRA COURT WERRIBEE VIC 3030

Sold Price

\$1,065,000

Sold Date

20-Sep-21



4



2



2

Distance

0.14km



5 BOWERY COURT WERRIBEE VIC 3030

Sold Price

\$1,055,000

Sold Date

12-Oct-21



5



3



4

Distance

0.27km



214 WATTLE AVENUE WERRIBEE VIC 3030

Sold Price

\$1,125,000

Sold Date

06-Dec-21



4



3



2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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