

## 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

4/14-16 MAMBOURIN STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$429,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

2/134 WERRIBEE STREET NORTH WERRIBEE VIC 3030	\$500,000	31-May-24
2/4 ROWES ROAD WERRIBEE VIC 3030	\$400,000	24-Apr-24
2/5 GLENLUSS STREET WERRIBEE VIC 3030	\$420,000	25-May-24

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: 07 October 2024

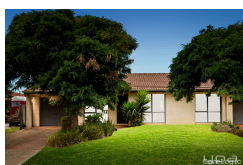


**2/134 WERRIBEE STREET NORTH  
WERRIBEE VIC 3030**

3 1 1

Sold Price **\$500,000** Sold Date **31-May-24**

Distance **0.11km**



**2/4 ROWES ROAD WERRIBEE VIC  
3030**

3 1 1

Sold Price **\$400,000** Sold Date **24-Apr-24**

Distance **0.99km**



**2/5 GLENLUSS STREET WERRIBEE  
VIC 3030**

2 1 1

Sold Price **\$420,000** Sold Date **25-May-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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