

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

2/36 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

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

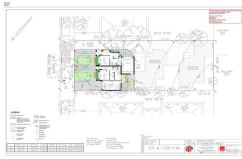
Date of sale

1/65 MARKET ROAD WERRIBEE VIC 3030	\$500,000	11-Feb-22
5/8-10 MELITA AVENUE WERRIBEE VIC 3030	\$470,000	08-Apr-22
3/4 TRINCA COURT WERRIBEE VIC 3030	\$481,000	05-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: 23 April 2022



**1/65 MARKET ROAD WERRIBEE
VIC 3030**

2 1 -

Sold Price **\$500,000** Sold Date **11-Feb-22**

Distance **0.88km**



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

2 1 2

Sold Price ^{RS} **\$470,000** Sold Date **08-Apr-22**

Distance **1.03km**



**3/4 TRINCA COURT WERRIBEE VIC
3030**

2 1 1

Sold Price **\$481,000** Sold Date **05-Mar-22**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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