

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 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2020

to

30 Sep 2021

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 Terrabulla Court Werribee VIC 3030	\$620,000	30-Sep-21
33 Racecourse Road Werribee VIC 3030	\$615,500	05-Oct-21
69 Hooker Road Werribee VIC 3030	\$600,000	16-Jul-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: 11 October 2021



5 Terrabulla Court Werribee VIC 3030

 4  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

30-Sep-21

Distance

1.04km



33 Racecourse Road Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$615,500**

Sold Date

05-Oct-21

Distance

0.39km



69 Hooker Road Werribee VIC 3030

 4  2  2

Sold Price

\$600,000

Sold Date

16-Jul-21

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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