

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 Mekong Close 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2020

to

30 Nov 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

4 Emerald Terrace Werribee VIC 3030	\$467,000	06-Jan-21
11 Bradman Drive Tarneit VIC 3029	\$482,000	30-Jan-21
3 Lindrum Outlook Tarneit VIC 3029	\$495,000	18-Nov-20

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: 09 December 2021



4 Emerald Terrace Werribee VIC 3030

 3  2  2

Sold Price

\$467,000

Sold Date

06-Jan-21

Distance

0.86km



11 Bradman Drive Tarneit VIC 3029

 3  2  2

Sold Price

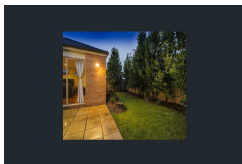
\$482,000

Sold Date

30-Jan-21

Distance

1.59km



3 Lindrum Outlook Tarneit VIC 3029

 3  2  2

Sold Price

\$495,000

Sold Date

18-Nov-20

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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