

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

2/7 MALLEEHEN 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

1/8 HARRIER STREET WERRIBEE VIC 3030	\$470,000	14-Feb-23
4/9-11 GEORGIA CRESCENT WERRIBEE VIC 3030	\$582,500	04-Apr-24
15/141-143 PRINCES HIGHWAY WERRIBEE VIC 3030	\$450,000	11-Nov-23

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: 06 August 2024



1/8 HARRIER STREET WERRIBEE VIC 3030

3 2 1

Sold Price **\$470,000** Sold Date **14-Feb-23**

Distance **0.06km**



4/9-11 GEORGIA CRESCENT WERRIBEE VIC 3030

3 2 2

Sold Price **\$582,500** Sold Date **04-Apr-24**

Distance **0.57km**



15/141-143 PRINCES HIGHWAY WERRIBEE VIC 3030

2 2 -

Sold Price **\$450,000** Sold Date **11-Nov-23**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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