

## 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

1/41 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

or range  
between

\$485,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2020

to

30 Jun 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

1/28 Parker Street Werribee VIC 3030	\$490,000	04-Feb-20
2/15 Montana Drive Werribee VIC 3030	\$470,000	15-Mar-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: 01 July 2021



**1/28 Parker Street Werribee VIC 3030**

Sold Price **\$490,000** Sold Date **04-Feb-20**

 3  -  -

Distance **0.19km**



**2/15 Montana Drive Werribee VIC 3030**

Sold Price **\$470,000** Sold Date **15-Mar-20**

 3  2  2

Distance **0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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