

## 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

14/12 Mingos Court 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2020

to

31 Aug 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 20/4 Mantello Drive Werribee VIC 3030        | \$375,000 | 09-Aug-21 |
| 3/227 Greaves Street North Werribee VIC 3030 | \$370,000 | 08-Apr-21 |
| 2/17 Westminster Drive Werribee VIC 3030     | \$375,000 | 05-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: 20 September 2021



**20/4 Mantello Drive Werribee VIC 3030**

Sold Price

<sup>RS</sup>

**\$375,000**

Sold Date

**09-Aug-21**

2

1

1

Distance

**0.75km**



**3/227 Greaves Street North Werribee VIC 3030**

Sold Price

**\$370,000**

Sold Date

**08-Apr-21**

2

1

1

Distance

**0.86km**



**2/17 Westminster Drive Werribee VIC 3030**

Sold Price

**\$375,000**

Sold Date

**05-Jul-21**

2

1

1

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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