

## 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

3/14 MORTIMER STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### 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

1/12 MORTIMER STREET WERRIBEE VIC 3030	\$370,000	22-Jul-24
3/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$369,000	14-Jul-24
3/154 WERRIBEE STREET NORTH WERRIBEE VIC 3030	\$380,000	29-May-24

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



**1/12 MORTIMER STREET WERRIBEE VIC 3030**

2 1 1

Sold Price <sup>RS</sup> **\$370,000** Sold Date **22-Jul-24**

Distance **0.02km**



**3/22 MAMBOURIN STREET WERRIBEE VIC 3030**

2 1 -

Sold Price <sup>RS</sup> **\$369,000** Sold Date **14-Jul-24**

Distance **0.25km**



**3/154 WERRIBEE STREET NORTH WERRIBEE VIC 3030**

2 1 1

Sold Price **\$380,000** Sold Date **29-May-24**

Distance **0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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