

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

2/4 LEGANA COURT 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

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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

4/4 MANTELLO DRIVE WERRIBEE VIC 3030	\$380,000	02-Sep-24
3/14 MORTIMER STREET WERRIBEE VIC 3030	\$390,000	17-Oct-24
12 HAVELOCK PLACE WYNDHAM VALE VIC 3024	\$395,000	20-Sep-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: 01 December 2024



**4/4 MANTELLO DRIVE WERRIBEE
VIC 3030**

 2  1  -

Sold Price

\$380,000

Sold Date **02-Sep-24**

Distance **1.14km**



**3/14 MORTIMER STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price

^{RS} **\$390,000**

Sold Date **17-Oct-24**

Distance **1.47km**



**12 HAVELOCK PLACE WYNDHAM
VALE VIC 3024**

 2  1  1

Sold Price

\$395,000

Sold Date **20-Sep-24**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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