

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

3/22 MAMBOURIN 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,200

Property type

Unit

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

1/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$367,000	23-Jan-24
2/12 EDGAR STREET WERRIBEE VIC 3030	\$360,000	24-Feb-24
8/183 SHAWS ROAD WERRIBEE VIC 3030	\$380,000	17-Jan-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: 29 May 2024



**1/22 MAMBOURIN STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price **\$367,000** Sold Date **23-Jan-24**

Distance **0.02km**



**2/12 EDGAR STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price **\$360,000** Sold Date **24-Feb-24**

Distance **0.29km**



**8/183 SHAWS ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price **\$380,000** Sold Date **17-Jan-24**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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