

## 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

1/6 Ozzimo Way 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 2022

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

18/1-3 Stawell Street Werribee VIC 3030	\$480,000	28-Sep-21
1/41 Mambourin Street Werribee VIC 3030	\$480,000	14-Aug-21
37 Exploration Avenue Werribee VIC 3030	\$540,000	09-Apr-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: 04 March 2022



**18/1-3 Stawell Street Werribee VIC 3030**

 3  2  1

Sold Price

**\$480,000**

Sold Date

**28-Sep-21**

Distance

**1.44km**



**1/41 Mambourin Street Werribee VIC 3030**

 2  2  1

Sold Price

Sold Date

**14-Aug-21**

Distance

**0.74km**



**37 Exploration Avenue Werribee VIC 3030**

 3  2  2

Sold Price

**\$540,000**

Sold Date

**09-Apr-21**

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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