

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

7/4 MANTELLO DRIVE 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/58 ROWES ROAD WERRIBEE VIC 3030	\$430,000	10-Jan-23
1/5 CYPRUS COURT WYNDHAM VALE VIC 3024	\$425,000	07-Dec-22
59 WALLS ROAD WERRIBEE VIC 3030	\$413,000	28-Mar-23

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: 14 April 2023



1/58 ROWES ROAD WERRIBEE VIC 3030 Sold Price **\$430,000** Sold Date **10-Jan-23**

 2  1  1

Distance **1.85km**



1/5 CYPRUS COURT WYNDHAM VALE VIC 3024 Sold Price **\$425,000** Sold Date **07-Dec-22**

 3  2  1

Distance **1.92km**



59 WALLS ROAD WERRIBEE VIC 3030 Sold Price ^{RS} **\$413,000** Sold Date **28-Mar-23**

 2  1  2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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