

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

19/4 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,250

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 2/5 ODESSA COURT WERRIBEE VIC 3030 | \$474,000 | 02-Nov-24 |
| 2/159 GREAVES STREET NORTH WERRIBEE VIC 3030 | \$495,000 | 23-Oct-24 |
| 7/11 ALLIANCE STREET WERRIBEE VIC 3030 | \$460,000 | 09-Dec-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: 18 February 2025

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2/5 ODESSA COURT WERRIBEE VIC 3030

 3  2  2

Sold Price

\$474,000

Sold Date **02-Nov-24**

Distance

0.71km



2/159 GREAVES STREET NORTH WERRIBEE VIC 3030

 3  2  2

Sold Price

\$495,000

Sold Date **23-Oct-24**

Distance

1.34km



7/11 ALLIANCE STREET WERRIBEE VIC 3030

 3  2  2

Sold Price

\$460,000

Sold Date **09-Dec-24**

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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