

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 73 Mansfield Drive, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$365,000

Median sale price

Median price \$325,000 Property Type Vacant Land Suburb Werribee (3030)

Period - From 01/11/2021 to 31/10/2022 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
75 ALFRED ROAD, WERRIBEE VIC 3030	\$400,000	13/10/2022
15 HATTER STREET, WERRIBEE VIC 3030	\$393,000	15/03/2022
175 GEELONG ROAD, WERRIBEE VIC 3030	\$390,000	29/04/2022

This Statement of Information was prepared on: 09/11/2022