

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/4 MANTELLO DRIVE, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$430,000

Property type

Unit

Suburb

WERRIBEE

Period

01 April 2022 to 31 March 2023

Source

pricfinder

Comparable property sales

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

95A SILVEREYE CRES, WERRIBEE, VIC 3030	\$430,000	12/12/2022
6/22-24 STAWELL ST, WERRIBEE, VIC 3030	*\$402,500	08/03/2023
1/98 TAMARIND CRES, WERRIBEE, VIC 3030	\$450,000	19/11/2022

This Statement of Information was prepared on:

11/04/2023