

# 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 40 Mantello Drive, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$775,000

### Median sale price

Median price \$595,000 Property Type House Suburb Werribee (3030)

Period - From 01/07/2021 to 30/06/2022 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
10 ALLANDALE COURT, WERRIBEE VIC 3030	\$715,000	21/12/2021
22 BEWICK WAY, WERRIBEE VIC 3030	\$745,000	09/03/2022
15 RETREAT PLACE, WERRIBEE VIC 3030	\$756,000	19/03/2022

This Statement of Information was prepared on: 01/07/2022