

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

3/12 MANLY STREET, WERRIBEE

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☐ *Unit ☒ Suburb
Period - From to Source

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
1. 16/2-6 KELLY STREET, WERRIBEE VIC 3030	\$350,000	22-Mar- 25
2. 3/1 TYRONE STREET, WERRIBEE VIC 3030	\$340,000	18 –Mar - 25
3. 4/4 VERA STREET, WERRIBEE VIC 3030	\$345,000	27 – Nov - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 02/05/2025.