

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

			Sections 47A	F of the <i>Esta</i>	te Agents Act 198
Property offered fo	r sale				
Address Including suburb and postcode	4/14 Manly Street, Werribee VIC 3029				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vic	c.gov.au/underquoti	ng (*Delete single	price or range a	s applicable)
Single price		or range between	\$185,000	&	\$200,000
Median sale price					
(*Delete house or unit as	applicable)				
Median price	\$425,000	House	X Su	burb WERRIBE	ΞE
Period - From	Aug 2023 to F	Feb 2024	Source	RE LOGIC	
Comparable proper	rty sales				
B* The estate ager the last 6 month		been less than 3 co	omparable propert	ies sold within 2	km of this property ove
Property data source: Co	orelogic.com.au. Gene	erated on 10 <sup>th</sup> Septe	mber 2025.		