

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

6/14 MANLY STREET WERRIBEE VIC 3030

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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1/14 MANLY STREET WERRIBEE VIC 3030	\$334,000	08-Jun-25
3/12 MANLY STREET WERRIBEE VIC 3030	\$330,000	14-Jun-25

OR

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 6 months.

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Rick Massese
P (03) 9663 3275
M 0425836608
E rick@pirea.com.au



**1/14 MANLY STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$334,000** Sold Date **08-Jun-25**

Distance **0km**



**3/12 MANLY STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$330,000** Sold Date **14-Jun-25**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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