

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

4/4 MANTELLO DRIVE 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

1/102 BLACK FOREST ROAD WYNDHAM VALE VIC 3024	\$410,000	09-Apr-24
64 FAIRHALL AVENUE WERRIBEE VIC 3030	\$425,000	26-Jan-24
60 FAIRHALL AVENUE WERRIBEE VIC 3030	\$420,000	23-Dec-23

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.

This Statement of Information was prepared on: 11 June 2024



**1/102 BLACK FOREST ROAD
WYNDHAM VALE VIC 3024**

2 1 1

Sold Price **\$410,000** Sold Date **09-Apr-24**

Distance **0.97km**



**64 FAIRHALL AVENUE WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$425,000** Sold Date **26-Jan-24**

Distance **2.19km**



**60 FAIRHALL AVENUE WERRIBEE
VIC 3030**

2 2 1

Sold Price **\$420,000** Sold Date **23-Dec-23**

Distance **2.18km**

RS = Recent sale UN = Undisclosed Sale

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