

## 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

47 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

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

LOT 3249 TULSI AVENUE WERRIBEE VIC 3030	\$355,000	29-Apr-24
13 GOPAL WAY WERRIBEE VIC 3030	\$365,000	05-Feb-24
16 GITA CRESCENT WERRIBEE VIC 3030	\$380,000	01-May-24

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: 20 June 2024



**LOT 3249 TULSI AVENUE  
 WERRIBEE VIC 3030**

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Sold Price **\$355,000** Sold Date **29-Apr-24**

Distance **1.84km**



**13 GOPAL WAY WERRIBEE VIC  
 3030**

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Sold Price **\$365,000** Sold Date **05-Feb-24**

Distance **1.98km**



**16 GITA CRESCENT WERRIBEE VIC  
 3030**

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Sold Price **\$380,000** Sold Date **01-May-24**

Distance **1.89km**

RS = Recent sale      UN = Undisclosed Sale

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