BARRYPLANT

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	3/14 Manly Street, Werribee VIC 3029

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	$185,000	&	$200,000

Median sale price

(*Delete house or unit as applicable)

Median price	$425,000	House		X	Suburb	WERRIBEE	
Period - From	Aug 2023	to	Feb 2024		Source	CORE LOGIC	

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 10th September 2025.