

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

5/2-4 RUTMAN CLOSE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

4/54-56 TYRONE STREET WERRIBEE VIC 3030	\$470,000	15-Jan-24
21/52 LATHAM STREET WERRIBEE VIC 3030	\$430,000	17-Apr-24
6/2-4 RUTMAN CLOSE WERRIBEE VIC 3030	\$470,000	15-Nov-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.~~

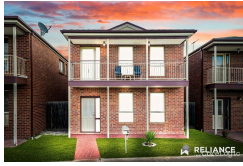
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**4/54-56 TYRONE STREET
WERRIBEE VIC 3030**

 3  1  1

Sold Price **\$470,000** Sold Date **15-Jan-24**

Distance **1.47km**



**21/52 LATHAM STREET WERRIBEE
VIC 3030**

 3  1  1

Sold Price **\$430,000** Sold Date **17-Apr-24**

Distance **1.34km**



**6/2-4 RUTMAN CLOSE WERRIBEE
VIC 3030**

 3  2  2

Sold Price **\$470,000** Sold Date **15-Nov-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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