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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

7 Rubicon Place, 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 \$470,000 & \$490,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$580,000 \*House ☒ \*Unit ☐ Suburb WERRIBEE

Period - From 2<sup>nd</sup> Sep 2019 to 2<sup>nd</sup> Dec 2019 Source CORE LOGIC

**Comparable property sales**

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
41 Nangiloc Crescent, Werribee	\$522,000	21st Aug 2019
81 Loyola Road, Werribee	\$490,000	10 <sup>th</sup> Dec 2019
41 Loyola Road, Werribee	\$480,000	11 <sup>th</sup> Sep 2019

Property data source: Corelogic.com.au. Generated on 21<sup>st</sup> January 2020.