

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	\$480,000	29-Aug-24
1/43 LATHAM STREET WERRIBEE VIC 3030	\$472,000	19-Dec-24
126/2 GLENDALE COURT WERRIBEE VIC 3030	\$560,000	14-Oct-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: 05 February 2025

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**2/60 WARRINGA CRESCENT  
HOPPERS CROSSING VIC 3029**

3 2 2

Sold Price **\$480,000** Sold Date **29-Aug-24**

Distance **1.73km**

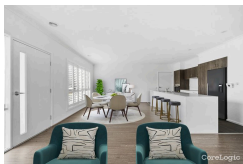


**1/43 LATHAM STREET WERRIBEE  
VIC 3030**

3 2 2

Sold Price <sup>RS</sup> **\$472,000** Sold Date **19-Dec-24**

Distance **1.38km**



**126/2 GLENDALE COURT  
WERRIBEE VIC 3030**

3 2 2

Sold Price <sup>RS</sup> **\$560,000** <sup>UN</sup> Sold Date **14-Oct-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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