

# 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 6/2-4 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)

Price Range

\$390,000

&

\$425,000

### Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Werribee (3030)

Period - From

01/06/2021

to

31/05/2022

Source

Corelogic

### 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
3/50 CASSOWARY AVENUE, WERRIBEE VIC 3030	\$435,000	28/01/2022
2/50 CASSOWARY AVENUE, WERRIBEE VIC 3030	\$495,000	31/05/2022
31/258 SHAWS ROAD, WERRIBEE VIC 3030	\$415,000	17/01/2022

This Statement of Information was prepared on: 30/06/2022