

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

3/2-4 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/33-35 Pigeon Street Werribee VIC 3030	\$383,000	18-Aug-21
2/5 Sanderling Street Werribee VIC 3030	\$370,000	17-Sep-21
3/81 Princes Highway Werribee VIC 3030	\$435,000	06-Jul-21

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.~~

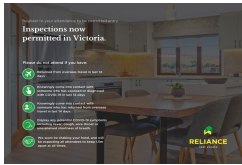
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AREASPECIALIST

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3/33-35 Pigeon Street Werribee VIC 3030

3 1 1

Sold Price

\$383,000

Sold Date

18-Aug-21

Distance

0.63km



2/5 Sanderling Street Werribee VIC 3030

3 1 1

Sold Price

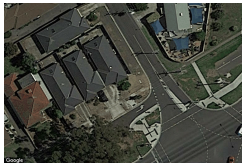
^{RS} **\$370,000** ^{UN}

Sold Date

17-Sep-21

Distance

0.95km



3/81 Princes Highway Werribee VIC 3030

3 1 -

Sold Price

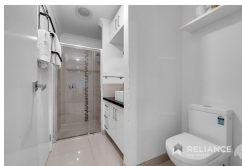
\$435,000

Sold Date

06-Jul-21

Distance

1.59km



2/10 Rita Court Hoppers Crossing VIC 3029

3 1 1

Sold Price

\$415,000

Sold Date

04-Jun-21

Distance

2.32km



2/33 Cumming Drive Hoppers Crossing VIC 3029

3 1 1

Sold Price

\$420,000

Sold Date

23-May-21

Distance

2.76km

RS = Recent sale

UN = Undisclosed Sale

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