

## 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

15 Ruby 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,750

Property type

House

Suburb

Werribee

Period-from

01 May 2020

to

30 Apr 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 32 Prospect Drive Tarneit VIC 3029           | \$455,000 | 11-Feb-21 |
| 15 Bourke Crescent Hoppers Crossing VIC 3029 | \$465,000 | 02-Mar-21 |
| 25 Bianca Boulevard Tarneit VIC 3029         | \$475,000 | 29-Mar-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.~~

This Statement of Information was prepared on: 14 May 2021



**32 Prospect Drive Tarneit VIC 3029** Sold Price **\$455,000** Sold Date **11-Feb-21**

3 1 2

Distance **1.97km**



**15 Bourke Crescent Hoppers Crossing VIC 3029**

Sold Price **\$465,000** Sold Date **02-Mar-21**

3 1 4

Distance **3.19km**



**25 Bianca Boulevard Tarneit VIC 3029**

Sold Price <sup>RS</sup> **\$475,000** Sold Date **29-Mar-21**

3 1 2

Distance **4.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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