

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 (*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**

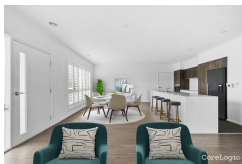


1/43 LATHAM STREET WERRIBEE VIC 3030

3 2 2

Sold Price ^{RS} **\$472,000** Sold Date **19-Dec-24**

Distance **1.38km**



126/2 GLENDALE COURT WERRIBEE VIC 3030

3 2 2

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **14-Oct-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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