

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27 Ruby Place, Werribee 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$420,000

Median sale price

Median price

\$505,000

Property type

House

Suburb

Werribee

Period - From

June 2019

to

August 2019

Source

APM - Pricefinder

Comparable property sales

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
1 – 3 Caper Court, Werribee	\$420,000	10.10.2019
2 – 188 Tarneit Road, Werribee	\$451,000	13.09.2019
3 – 4 Latrobe Court, Werribee	\$475,000	03.09.2019

This Statement of Information was prepared on:

14/10/2019

Brian Mark

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