

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14 Murray Street, Rutherglen

### 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)

Range between \$220,000 & \$240,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$253,000

\*House

\*Unit

Suburb  
or locality Rutherglen

Period - From

Mar 2017

to

Feb 2018

Source

RP Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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 22-24 Reid Street, Rutherglen	\$232,000	Oct 2016
2 34 Hunter Street, Rutherglen	\$238,125	Apr 2017
3 107 High Street, Rutherglen	\$235,000	Jan 2018