

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

20 Church Street, Rutherglen

Indicative selling price

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

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$280,000

*House

*Unit

Suburb or locality

Rutherglen

Period - From

Sep 2017

to

Aug 2018

Source

CoreLogic

Comparable property sales

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. 107 High Street, Rutherglen	\$235,000	18-Jan-18
2. 7 Hunter Street, Rutherglen	\$205,000	11-Jul-17
3. 85 Ready Street, Rutherglen	\$265,000	10-Nov-17