

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

28 Douglas Street, Rutherglen

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$285,000

Median sale price

(*Delete house or unit as applicable)

Median price \$277,500

*House

Suburb or locality Rutherglen

Period - From Jan 2018 to Dec 2018

Source CoreLogic

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 7 Murphy Street, Rutherglen	\$260,000	10-May-18
2 11A James Court, Rutherglen	\$292,000	10-Jul-18
3 194 High Street, Rutherglen	\$265,000	04-Jan-18