

## 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

13 Alluvial Street, Rutherglen

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$285,000

\*House

X

Suburb  
or locality

Rutherglen

Period - From

Jul-17

to

Jun-18

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 11 Alluvial Street, Rutherglen	\$427,000	21-Mar-18
2 8 Alluvial Street, Rutherglen	\$365,000	16-Feb-17
3 9 Eyre Street, Rutherglen	\$420,000	19-Mar-18