

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

219 HIGH STREET RUTHERGLEN VIC 3685

Indicative selling price

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

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Rutherglen

Period-from

01 Oct 2023

to

30 Sep 2024

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

23-25 WILLIAM STREET RUTHERGLEN VIC 3685	\$565,000	11-Jul-23
58 HOWLONG ROAD RUTHERGLEN VIC 3685	\$540,000	13-Feb-24
46 HOWLONG ROAD RUTHERGLEN VIC 3685	\$485,000	26-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 October 2024



**23-25 WILLIAM STREET
RUTHERGLEN VIC 3685**

Sold Price **\$565,000** Sold Date **11-Jul-23**

3 1 2

Distance **0.45km**



**58 HOWLONG ROAD RUTHERGLEN
VIC 3685**

Sold Price **\$540,000** Sold Date **13-Feb-24**

2 1 -

Distance **1.14km**



**46 HOWLONG ROAD
RUTHERGLEN VIC 3685**

Sold Price **\$485,000** Sold Date **26-Sep-23**

3 1 3

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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