

## 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

985 Ruby-Arawata Road Ruby VIC 3953

### 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)

Single Price

or range  
between

\$799,000

&

\$866,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
130 Schmidts Road Poowong East VIC 3988	\$3,500,000	17-Oct-20
985 Loch-Wonthaggi Road Krowera VIC 3945	\$295,000	05-Oct-20
54 Maxwells Road Lardner VIC 3821	-	17-Dec-20

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: 17 July 2021


**130 Schmidts Road Poowong East  
VIC 3988**

Sold Price

**\$3,500,000**

Sold Date

**17-Oct-20**
 -  -  -

Distance

**11.97km**

**985 Loch-Wonthaggi Road Krowera  
VIC 3945**

Sold Price

**\$295,000**

Sold Date

**05-Oct-20**
 -  -  -

Distance

**20.79km**

**54 Maxwells Road Lardner VIC 3821** Sold Price

- Sold Date

**17-Dec-20**
 4  -  -

Distance

**22.64km**

RS = Recent sale

UN = Undisclosed Sale

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