

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

22 Phillips Street, Rushworth

Indicative selling price

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

Single price

\$245,000

or range between

\$N/A

&

\$N/A

Median sale price

(*Delete house or unit as applicable)

Median price

\$210,000

*House

X

*Unit

Suburb
or locality

Rushworth

Period - From

23/01/2017

22/01/2018

Source

realestate.com.au

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. 3 A'Beckett Street, Rushworth	\$282,000	03/01/2018
2. 4 A'Beckett Street, Rushworth	\$225,000	21/11/2017
3. 9 Phillips Street, Rushworth	\$275,000	18/04/2017

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.~~