

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

5 Red Gum Place, 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 \$*605,000.00

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$435,000.00

*House

*Unit

Suburb or locality Rutherglen

Period - From July 2022

to July 2022

Source RP Data

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 No genuine comparable properties	\$	
2	\$	
3	\$	

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.

Comparable current properties

Address of comparable property	Price
1 No genuine comparable properties	\$
2	\$
3	\$