

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

152 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

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

House

Suburb

Rutherglen

Period-from

01 Sep 2019

to

31 Aug 2020

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

22 Church Street Rutherglen VIC 3685	\$235,000	29-Apr-20
29 Douglas Street Rutherglen VIC 3685	\$230,000	06-Apr-20
190 High Street Rutherglen VIC 3685	\$242,500	19-Jun-19

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: 28 September 2020


22 Church Street Rutherglen VIC 3685

 Sold Price **\$235,000** Sold Date **29-Apr-20**

3 1 1

 Distance **0.26km**

29 Douglas Street Rutherglen VIC 3685

 Sold Price **\$230,000** Sold Date **06-Apr-20**

3 1 1

 Distance **0.39km**

190 High Street Rutherglen VIC 3685

 Sold Price **\$242,500** Sold Date **19-Jun-19**

3 1 2

 Distance **0.41km**

44 Murphy Street Rutherglen VIC 3685

 Sold Price **\$240,000** Sold Date **10-Apr-19**

2 1 5

 Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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