

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

16 Campbell 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

or range
between

\$752,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$160,000

Property type

Land

Suburb

Rutherglen

Period-from

01 Dec 2019

to

30 Nov 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

42 Campbell Street Rutherglen VIC 3685	\$400,000	08-Jan-18
33 Guy Street Corowa NSW 2646	-	28-Feb-19
32 Banff Street Corowa NSW 2646	\$560,000	06-Feb-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: 10 December 2020


42 Campbell Street Rutherglen VIC 3685

Sold Price

\$400,000

Sold Date

08-Jan-18

4 2 3

Distance

0.62km

33 Guy Street Corowa NSW 2646

Sold Price

- Sold Date

28-Feb-19

4 2 3

Distance

10.08km

32 Banff Street Corowa NSW 2646

Sold Price

\$560,000

Sold Date

06-Feb-19

4 2 3

Distance

10.24km

157 Victoria Street Howlong NSW 2643

Sold Price

\$250,000

Sold Date

10-Feb-20

4 2 3

Distance

16.36km

74 Read Street Howlong NSW 2643

Sold Price

- Sold Date

08-Nov-18

4 2 3

Distance

16.42km

RS = Recent sale

UN = Undisclosed Sale

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