

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

85 Ready Street, Rutherglen

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$245,000 & \$260,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$255,000

*House

X

Suburb
or locality

Rutherglen

Period - From

Jan 2017

to

Feb 2017

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
1 236 Main Street, Rutherglen	\$255,000	Nov 2016
2 65 Ready Street, Rutherglen	\$235,000	Aug 2016
3 29 Fortune Street, Rutherglen	\$240,000	Feb 2016