

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

4 RIESLING ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Rutherglen

Period-from

01 Feb 2022

to

31 Jan 2023

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

55-57 TOWER STREET COROWA NSW 2646	\$845,000	01-Apr-22
6 FRASER COURT COROWA NSW 2646	\$795,000	28-Jul-22
3 GALLAGHER DRIVE WAHGUNYAH VIC 3687	\$745,000	29-Jun-22

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: 01 February 2023



**55-57 TOWER STREET COROWA
NSW 2646**

 4  2  5

Sold Price

\$845,000

Sold Date

01-Apr-22

Distance

9.4km



**6 FRASER COURT COROWA NSW
2646**

 4  3  2

Sold Price

\$795,000

Sold Date

28-Jul-22

Distance

9.86km



**3 GALLAGHER DRIVE
WAHGUNYAH VIC 3687**

 4  2  2

Sold Price

\$745,000

Sold Date

29-Jun-22

Distance

6.58km

RS = Recent sale

UN = Undisclosed Sale

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