

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

8 CHURCH 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,250

Property type

House

Suburb

Rutherglen

Period-from

01 May 2022

to

30 Apr 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

121 MURRAY STREET RUTHERGLEN VIC 3685	\$430,000	20-Jul-22
30 WILLIAM STREET RUTHERGLEN VIC 3685	\$400,000	24-Jan-23
12 ALICE STREET RUTHERGLEN VIC 3685	\$342,000	15-Dec-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: 30 May 2023



121 MURRAY STREET RUTHERGLEN Sold Price **\$430,000** Sold Date **20-Jul-22**
VIC 3685

 3  1  2

Distance **0.54km**



30 WILLIAM STREET RUTHERGLEN Sold Price **\$400,000** Sold Date **24-Jan-23**
VIC 3685

 3  1  2

Distance **0.38km**



12 ALICE STREET RUTHERGLEN Sold Price **\$342,000** Sold Date **15-Dec-22**
VIC 3685

 3  1  -

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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