

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 WILLIAM STREET, RUTHERGLEN, VIC

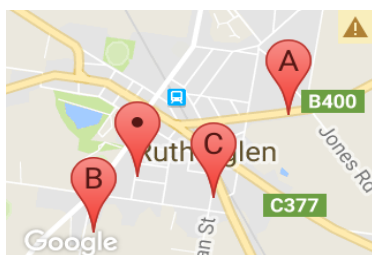
 3  1  4

Indicative Selling Price

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

Single Price: **\$183,000**

MEDIAN SALE PRICE



RUTHERGLEN, VIC, 3685

Suburb Median Sale Price (House)

\$265,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



14 HOWLONG RD, RUTHERGLEN, VIC

 3  1  2

Sale Price

***\$175,000**

Sale Date: 01/09/2017

Distance from Property: 1.1 km



218 HIGH ST, RUTHERGLEN, VIC 3685

 4  2  4

Sale Price

\$175,000

Sale Date: 01/12/2016

Distance from Property: 500m



20 MEEHAN ST, RUTHERGLEN, VIC 3685

 2  1  1

Sale Price

***\$170,000**

Sale Date: 26/06/2017

Distance from Property: 527m



This report has been compiled on 07/10/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

20 WILLIAM STREET, RUTHERGLEN, VIC 3685

Indicative selling price

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

Single Price:

\$183,000

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

RUTHERGLEN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
14 HOWLONG RD, RUTHERGLEN, VIC 3685	*\$175,000	01/09/2017
218 HIGH ST, RUTHERGLEN, VIC 3685	\$175,000	01/12/2016
20 MEEHAN ST, RUTHERGLEN, VIC 3685	*\$170,000	26/06/2017