# 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

#### 30 MEEHAN 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	\$569,500	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as app	licable)			

Median Price	\$545,000	Prop	erty type		House	Suburb	Rutherglen
Period-from	01 Jan 2024	to	31 Dec 2	2024	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
27 MURRAY STREET RUTHERGLEN VIC 3685	\$530,000	24-Feb-24
65 READY STREET RUTHERGLEN VIC 3685	\$585,000	29-Aug-24
219 HIGH STREET RUTHERGLEN VIC 3685	-	05-Dec-24

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.

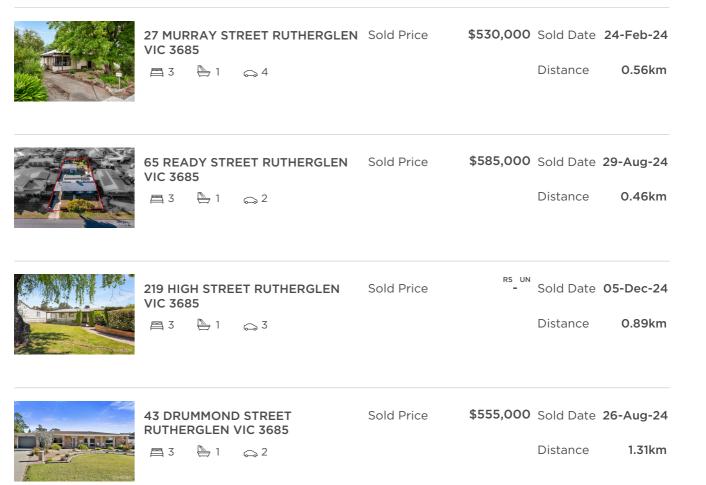
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consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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