

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

74 Moora Road Rushworth VIC 3612

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

Other

Suburb

Rushworth

Period-from

01 Nov 2018

to

31 Oct 2019

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

94 Moora Road Rushworth VIC 3612	\$205,000	26-Aug-19
23 Neill Street Rushworth VIC 3612	\$190,000	03-Jun-19
2 Coyle Street Rushworth VIC 3612	\$187,500	11-Jul-18

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: 26 November 2019



94 Moora Road Rushworth VIC 3612 Sold Price

^{RS} \$205,000 Sold Date 26-Aug-19

 2  1  2

Distance 0.24km



23 Neill Street Rushworth VIC 3612 Sold Price

\$190,000 Sold Date 03-Jun-19

 3  1  2

Distance 0.27km



2 Coyle Street Rushworth VIC 3612 Sold Price

\$187,500 Sold Date 11-Jul-18

 3  1  2

Distance 0.3km

RS = Recent sale

UN = Undisclosed Sale

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