

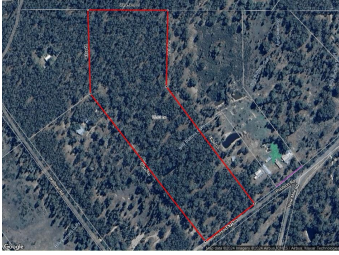


STATEMENT OF INFORMATION

POULSON ROAD, RUSHWORTH, VIC 3612
PREPARED BY PUPPA & GAEHL REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



POULSON ROAD, RUSHWORTH, VIC



Indicative Selling Price

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

Single Price: **\$229,999**

MEDIAN SALE PRICE



RUSHWORTH, VIC, 3612

Suburb Median Sale Price (Other)

\$470,000

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



130 POULSON RD, RUSHWORTH, VIC 3612



Sale Price

\$350,000

Sale Date: 18/05/2022

Distance from Property: 1.2km



111 COY RD, RUSHWORTH, VIC 3612



Sale Price

\$240,000

Sale Date: 16/06/2022

Distance from Property: 2.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

POULSON ROAD, RUSHWORTH, VIC 3612

Indicative selling price

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

Single Price: \$229,999

Median sale price

Median price \$470,000

Property type

Other

Suburb

RUSHWORTH

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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.

Address of comparable

Price

Date of sale

130 POULSON RD, RUSHWORTH, VIC 3612	\$350,000	18/05/2022
111 COY RD, RUSHWORTH, VIC 3612	\$240,000	16/06/2022

This Statement of Information was prepared

27/06/2024