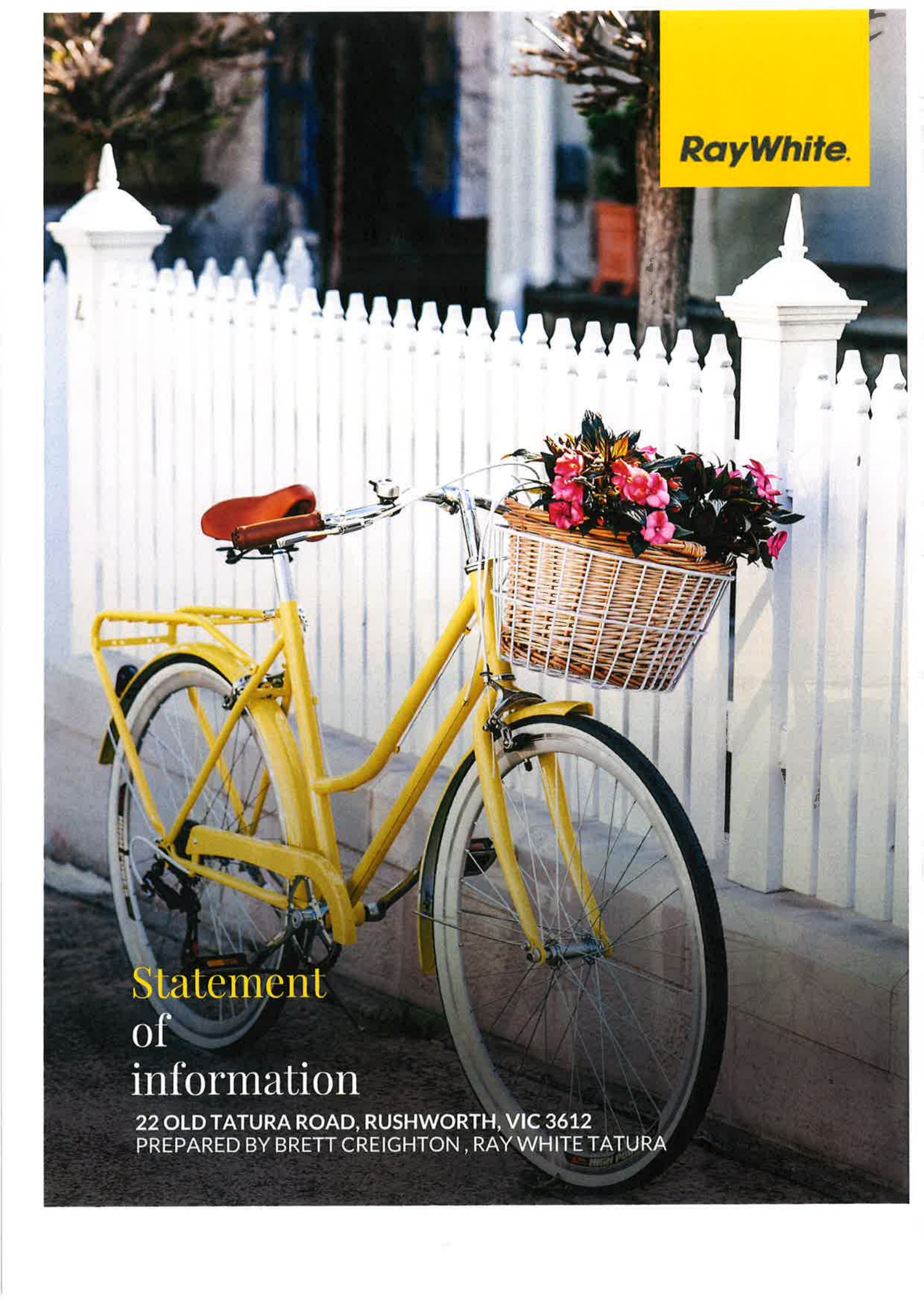


A photograph of a bright yellow bicycle leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background is slightly blurred, showing a residential setting with trees and a house.

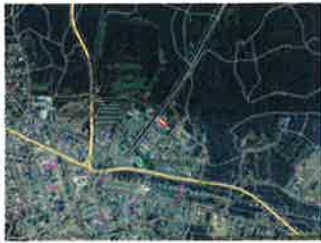
**RayWhite.**

**Statement  
of  
information**

22 OLD TATURA ROAD, RUSHWORTH, VIC 3612  
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**22 OLD TATURA ROAD, RUSHWORTH, VIC** 3 - -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$380,000**

Provided by: Brett Creighton, Ray White Tatura

## MEDIAN SALE PRICE

**RUSHWORTH, VIC, 3612**

Suburb Median Sale Price (House)

**\$320,000**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

**12 HUME ST, RUSHWORTH, VIC 3612**

3 1 1

Sale Price

**\$380,000**

Sale Date: 14/11/2024

Distance from Property: 985m

**38 SMITH ST, RUSHWORTH, VIC 3612**

2 1 2

Sale Price

**\$369,000**

Sale Date: 20/11/2023

Distance from Property: 1.3km



This report has been compiled on 04/03/2025 by Ray White Tatura. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://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

**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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

22 OLD TATURA ROAD, RUSHWORTH, VIC 3612

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$380,000

### Median sale price

Median price

\$320,000

Property type

House

Suburb

RUSHWORTH

Period

01 January 2024 to 31 December 2024

Source



### Comparable property sales

The estate agent or agents 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 property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 12 HUME ST, RUSHWORTH, VIC 3612  | \$380,000 | 14/11/2024   |
| 38 SMITH ST, RUSHWORTH, VIC 3612 | \$369,000 | 20/11/2023   |

This Statement of Information was prepared on:

04/03/2025