

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 21 Abeckett Street Rushworth Victoria 3612

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$360,000

Property type House

Suburb CoreLogic

Period - From April 2022

to

May 2023

Source Realestate.com.au

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
7 Nicholson Street Rushworth	\$360,000	29/3/2023
21 Parker Street Rushworth	\$472,000	11/7/2022
25 Esmonde Street Rushworth	\$390,000	5/5/2022

This Statement of Information was prepared on: 20/4/2023