

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

36A Douglas Street, Rutherglen, 3685

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$300,000 | & | \$320,000 |
|---------------|-----------|---|-----------|

Median sale price

Median price

\$255,000

House

☒

Suburb
or locality

Rutherglen

Period - From

January 2017

to

February 2017

Source

RP Data

Comparable property sales

- 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 |
|--------------------------------|-----------|--------------|
| 1 – 26 Reid Street, Rutherglen | \$316,000 | 20/5/2017 |
| 2 – | | |
| 3 – | | |

- 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.