

# 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

7 Murphy Street, Rutherglen, 3685

### Indicative selling price

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

Range between	\$245,000	&	\$270,000
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### Median sale price

Median price

\$255,000

House

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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 – 20 Reid Street, Rutherglen	\$260,000	6/7/2016
2 – 22 Meehan Street, Rutherglen	\$255,000	23/6/2016
3 – 175 Murray Street, Rutherglen	\$262,500	14/10/2016