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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

FARM Offered for Sale

44 Murphy Street Rutherglen VIC 3685

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Indicative Selling Price

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

Single Price \$240,000

Median Sale Price

\$277,500 Farms in Rutherglen between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

	3 Murphy Street Rutherglen VIC 3685	Sold Price	\$225,000	Sold Date	29-Jan-16
	2 1 1			Distance	0.4km
	61 Ready Street Rutherglen VIC 3685	Sold Price	\$170,000	Sold Date	14-Jul-15
	3 1 2			Distance	0.72km

RS = Recent sale UN = Undisclosed Sale

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