

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
Including suburb and
postcode

231-241 Main Street Rutherglen VIC 3685

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

House

Suburb

Rutherglen

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

186 High Street Rutherglen VIC 3685	\$407,500	16-Jan-19
22 Culbertson Street Rutherglen VIC 3685	\$380,000	18-Feb-19
53 Lord Street Rutherglen VIC 3685	\$130,000	11-May-17

OR

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.~~

This Statement of Information was prepared on: 08 December 2020


186 High Street Rutherglen VIC 3685

Sold Price

\$407,500

Sold Date

16-Jan-19

4 2 2

Distance

0.9km

22 Culbertson Street Rutherglen VIC 3685

Sold Price

\$380,000

Sold Date

18-Feb-19

4 2 2

Distance

1.15km

53 Lord Street Rutherglen VIC 3685

Sold Price

\$130,000

Sold Date

11-May-17

4 2 2

Distance

1.17km

2 Maunayne Court Rutherglen VIC 3685

Sold Price

\$235,000

Sold Date

26-Nov-19

4 2 2

Distance

1.37km

25 Humphreys Road Rutherglen VIC 3685

Sold Price

\$425,000

Sold Date

09-Jan-18

4 2 2

Distance

1.43km

1-3 Jacaranda Avenue Rutherglen VIC 3685

Sold Price

\$570,000

Sold Date

14-Nov-19

4 2 2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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14 Nashs Road Rutherglen VIC 3685 Sold Price

\$18,581 Sold Date **29-Jan-17**
 4  2  2

 Distance **1.8km**
RS = Recent sale

UN = Undisclosed Sale

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