

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

35 PINNACLE DRIVE RAWSON VIC 3825

Indicative selling price

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

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

House

Suburb

Rawson

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

7 PINNACLE DRIVE RAWSON VIC 3825	\$440,000	22-Jan-25
28 ST PHILLACK CRESCENT RAWSON VIC 3825	\$435,000	29-Oct-25
8 HENTY STREET ERICA VIC 3825	\$400,000	03-Dec-25

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.~~

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Strzelecki Realty

Tanya Megaw

P 0356332858

M 0477012710

E tanya@strzeleckirealty.com.au



7 PINNACLE DRIVE RAWSON VIC 3825

Sold Price **\$440,000** Sold Date **22-Jan-25**

2 1 4

Distance **0.33km**



**28 ST PHILLACK CRESCENT
RAWSON VIC 3825**

Sold Price **\$435,000** Sold Date **29-Oct-25**

3 1 2

Distance **0.47km**



8 HENTY STREET ERICA VIC 3825

Sold Price **\$400,000** Sold Date **03-Dec-25**

3 2 1

Distance **2.74km**

RS = Recent sale

UN = Undisclosed Sale

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