

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

SLAUGHTERHOUSE ROAD 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Other

Suburb

Rutherglen

Period-from

01 May 2024

to

30 Apr 2025

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

PARKINS ROAD RUTHERGLEN VIC 3685	\$1,950,000	18-Apr-24
SHERIDANS BRIDGE ROAD RUTHERGLEN VIC 3685	\$1,056,000	23-Aug-24
KILBORN ROAD RUTHERGLEN VIC 3685	\$580,000	30-Jan-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.~~

This Statement of Information was prepared on: 16 May 2025



PARKINS ROAD RUTHERGLEN VIC 3685

Sold Price

\$1,950,000

Sold Date

18-Apr-24



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Distance

1.04km



SHERIDANS BRIDGE ROAD RUTHERGLEN VIC 3685

Sold Price

\$1,056,000

Sold Date

23-Aug-24



-



-



-

Distance

3.87km



KILBORN ROAD RUTHERGLEN VIC 3685

Sold Price

\$580,000

Sold Date

30-Jan-25



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Distance

4km

RS = Recent sale

UN = Undisclosed Sale

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