

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

111 HIGH 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

House

Suburb

Rutherglen

Period-from

01 Jul 2023

to

30 Jun 2024

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

58 HOWLONG ROAD RUTHERGLEN VIC 3685	\$540,000	13-Feb-24
206-212 MAIN STREET RUTHERGLEN VIC 3685	\$620,000	17-Mar-23
36-38 MURRAY STREET RUTHERGLEN VIC 3685	\$500,000	31-Oct-23

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: 12 July 2024



58 HOWLONG ROAD RUTHERGLEN VIC 3685 Sold Price **\$540,000** Sold Date **13-Feb-24**
 Distance **0.51km**

2 1 -



206-212 MAIN STREET RUTHERGLEN VIC 3685 Sold Price **\$620,000** Sold Date **17-Mar-23**
 Distance **0.51km**

3 1 4



36-38 MURRAY STREET RUTHERGLEN VIC 3685 Sold Price **\$500,000** Sold Date **31-Oct-23**
 Distance **0.55km**

3 1 6



39-41 CULBERTSON STREET RUTHERGLEN VIC 3685 Sold Price ^{RS} **\$550,000** Sold Date **24-Apr-24**
 Distance **0.32km**

4 1 3



27 MURRAY STREET RUTHERGLEN VIC 3685 Sold Price **\$530,000** Sold Date **24-Feb-24**
 Distance **0.57km**

3 1 4

RS = Recent sale UN = Undisclosed Sale

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