

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

31 Station Street, Rushworth

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality
Period - From to Source

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|---------------------------------|-----------|--------------|
| 1. 2 Old Tatura Road, Rushworth | \$200,000 | 15/05/2017 |
| 2. 7 Esmonde Street, Rushworth | \$185,000 | 15/02/2017 |
| 3. 47 Heily Street, Rushworth | \$163,000 | 06/12/2016 |

OR

~~B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~**Or** 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*.~~

(*Delete as applicable)