

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 or locality and postcode 57 Neill Street, Rushworth

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$225,000

Median sale price

Median price \$177,500 Property type House Suburb Rushworth
 Period - From 01/10/2018 to 31/10/2019 Source Hometrack Australia

Comparable property sales

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
20-22 Nuggety Hill Road Rushworth	\$235,000	09/05/2019
1 Holden Street, Rushworth	\$175,000	13/08/2019
7 A'Beckett Street, Rushworth	\$175,000	15/04/2019

This Statement of Information was prepared on: 20th November, 2019

Licensed Estate Agent, Auctioneers & Property Managers

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