



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 RIVER ROAD, MURCHISON, VIC 3610 🕮 3 🕒 -







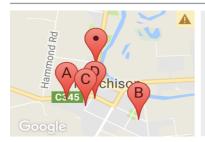
Indicative Selling Price

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

Single Price: \$269,000

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



MURCHISON, VIC, 3610

Suburb Median Sale Price (House)

\$292,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



25 RUSHWORTH RD, MURCHISON, VIC 3610







Sale Price

*\$260,000

Sale Date: 15/12/2017

Distance from Property: 634m





59 WATSON ST, MURCHISON, VIC 3610









Sale Price

\$307,000

Sale Date: 10/08/2017

Distance from Property: 973m





30 IMPEY ST, MURCHISON, VIC 3610







Sale Price

\$215,000

Sale Date: 12/07/2017

Distance from Property: 606m





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Sale Price

\$240,000

Sale Date: 06/11/2016

Distance from Property: 482m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 RIVER ROAD, MURCHISON, VIC 3610
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Indicative selling price

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

Single Price:	\$269,000

Median sale price

Median price	\$292,500	House	X	Unit	Suburb	MURCHISON
Period	01 April 2017 to 31 March 2018		Source	p	ricefinder	

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
25 RUSHWORTH RD, MURCHISON, VIC 3610	*\$260,000	15/12/2017
59 WATSON ST, MURCHISON, VIC 3610	\$307,000	10/08/2017
30 IMPEY ST, MURCHISON, VIC 3610	\$215,000	12/07/2017
1 WATSON ST, MURCHISON, VIC 3610	\$240,000	06/11/2016