



STATEMENT OF INFORMATION

22 RIVER ROAD, MURCHISON, VIC 3610

PREPARED BY BONNIE GAEHL, JANELLE PUPPA REAL ESTATE



Janelle Puppa
REAL ESTATE



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

3 1 -

Sale Price

***\$260,000**

Sale Date: 15/12/2017

Distance from Property: 634m



59 WATSON ST, MURCHISON, VIC 3610

3 1 3

Sale Price

\$307,000

Sale Date: 10/08/2017

Distance from Property: 973m



30 IMPEY ST, MURCHISON, VIC 3610

3 1 2

Sale Price

\$215,000

Sale Date: 12/07/2017

Distance from Property: 606m



This report has been compiled on 17/04/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Janelle Puppa
REAL ESTATE



1 WATSON ST, MURCHISON, VIC 3610

 **3**  **1**  **6**

Sale Price

\$240,000

Sale Date: 06/11/2016

Distance from Property: 482m



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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

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



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