



# STATEMENT OF INFORMATION

19 RUSHWORTH 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



**19 RUSHWORTH ROAD, MURCHISON, VIC**  4  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$330,000**

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: 

## 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.



**11 MCKENZIE ST, MURCHISON, VIC 3610**  4  1  4

Sale Price

**\$283,000**

Sale Date: 02/11/2017

Distance from Property: 872m



**13 YARRAMUNDI CRT, MURCHISON, VIC 3610**  4  1  2

Sale Price

**\$295,000**

Sale Date: 28/07/2017

Distance from Property: 1.5km



**4 MURRAYS LANE, MURCHISON, VIC 3610**  4  1  2

Sale Price

**\$287,000**

Sale Date: 08/05/2017

Distance from Property: 1.3km



This report has been compiled on 06/05/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**REAL ESTATE**



**24 WILLOUGHBY ST, MURCHISON, VIC 3610**



**4**



**2**



**4**

Sale Price

**\$330,000**

Sale Date: 13/04/2017

Distance from Property: 934m



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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

19 RUSHWORTH ROAD, MURCHISON, VIC 3610

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$330,000

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
11 MCKENZIE ST, MURCHISON, VIC 3610	\$283,000	02/11/2017
13 YARRAMUNDI CRT, MURCHISON, VIC 3610	\$295,000	28/07/2017
4 MURRAYS LANE, MURCHISON, VIC 3610	\$287,000	08/05/2017
24 WILLOUGHBY ST, MURCHISON, VIC 3610	\$330,000	13/04/2017