



**RayWhite.**



The image shows a man and a woman in business attire standing in a garden. The woman is on the left, wearing a black blazer and skirt with a yellow and white striped scarf, holding a tablet. The man is on the right, wearing a grey checkered suit and a yellow and white striped tie, holding a yellow gavel and making a peace sign. They are surrounded by other people, including a child in the foreground, in a lush garden setting.

# Statement of information

42 HIGH STREET, RUTHERGLEN, VIC 3685  
PREPARED BY RIKK DONLEN, RAY WHITE YARRAWONGA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

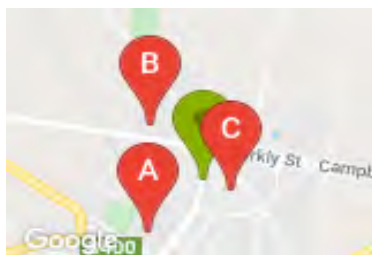
42 HIGH STREET, RUTHERGLEN, VIC 3685  4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$440,000**

Provided by: Rikk Donlen , Ray White Yarrawonga

## MEDIAN SALE PRICE




## RUTHERGLEN, VIC, 3685

Suburb Median Sale Price (House)

**\$310,000**

01 October 2018 to 30 September 2019

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.



30 DOUGLAS ST, RUTHERGLEN, VIC 3685

 4  3  4

Sale Price

**\$400,000**

Sale Date: 03/07/2019

Distance from Property: 529m



15 MUSCAT CRT, RUTHERGLEN, VIC 3685

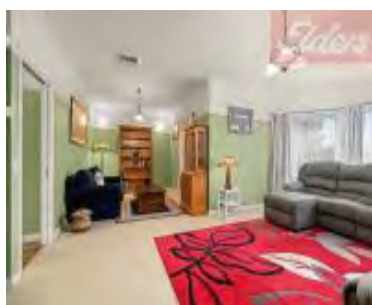
 4  2  2

Sale Price

**\$436,000**

Sale Date: 13/06/2019

Distance from Property: 546m



12 JAMES CRT, RUTHERGLEN, VIC 3685

 4  2  6

Sale Price

**\$436,000**

Sale Date: 20/03/2019

Distance from Property: 196m

This report has been compiled on 19/10/2019 by Ray White Yarrawonga. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

42 HIGH STREET, RUTHERGLEN, VIC 3685

### Indicative selling price

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

Single Price:

\$440,000

### Median sale price

Median price

\$310,000

Property type

House

Suburb

RUTHERGLEN

Period

01 October 2018 to 30 September 2019

Source

 pricfinder

### 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

30 DOUGLAS ST, RUTHERGLEN, VIC 3685	\$400,000	03/07/2019
15 MUSCAT CRT, RUTHERGLEN, VIC 3685	\$436,000	13/06/2019
12 JAMES CRT, RUTHERGLEN, VIC 3685	\$436,000	20/03/2019

This Statement of Information was prepared on:

19/10/2019