

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 and
postcode

4 MUSCAT COURT RUTHERGLEN VIC 3685

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,125

Property type

House

Suburb

Rutherglen

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5 REDGUM PLACE RUTHERGLEN VIC 3685	\$595,000	14-Feb-23
14 EYRE STREET RUTHERGLEN VIC 3685	\$588,000	08-Jun-23
61 HIGH STREET RUTHERGLEN VIC 3685	\$590,000	11-Sep-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 31 October 2023



5 REDGUM PLACE RUTHERGLEN VIC 3685

 3  2  2

Sold Price **\$595,000** Sold Date **14-Feb-23**

Distance **1.19km**



14 EYRE STREET RUTHERGLEN VIC 3685

 3  2  6

Sold Price **\$588,000** Sold Date **08-Jun-23**

Distance **1.64km**



61 HIGH STREET RUTHERGLEN VIC 3685

 4  2  2

Sold Price ^{RS} **\$590,000** Sold Date **11-Sep-23**

Distance **0.62km**



1 REDGUM PLACE RUTHERGLEN VIC 3685

 3  2  2

Sold Price **\$580,000** Sold Date **03-Mar-23**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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