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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Ruff Street Sale VIC 3850

 3  2  2

## Indicative Selling Price

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

Single Price \$235,000













## Median Sale Price

\$295,000 Houses in Sale between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>240 Guthridge Parade Sale VIC 3850</b>  3  1  3	Sold Price	<b>\$220,000</b>	Sold Date	<b>01-Apr-18</b>
				Distance	<b>0.08km</b>
	<b>11 Ellen Way Sale VIC 3850</b>  4  1  2	Sold Price	<b>\$232,500</b>	Sold Date	<b>17-Aug-18</b>
				Distance	<b>0.22km</b>
	<b>300 Raglan Street Sale VIC 3850</b>  3  1  1	Sold Price	<b>\$220,000</b>	Sold Date	<b>20-Apr-18</b>
				Distance	<b>0.3km</b>

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