

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 or
locality and postcode

9 Cashmere Close, Wurruk Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$575,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Wurruk

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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
1	74 Sovereign Dr WURRUK 3850	\$600,000	20/02/2019
2	44 Mount View Rd WURRUK 3850	\$589,000	30/11/2018
3	4 Swift Ct WURRUK 3850	\$550,000	01/08/2019

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:

17/01/2020 10:16



4 2 2

Property Type: House
Land Size: 3989 sqm approx
Agent Comments

Indicative Selling Price
\$575,000

Median House Price
Year ending September 2019: \$475,000

Comparable Properties



74 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$600,000
Method: Private Sale
Date: 20/02/2019
Rooms: 7
Property Type: House
Land Size: 4300 sqm approx



44 Mount View Rd WURRUK 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$589,000
Method: Private Sale
Date: 30/11/2018
Rooms: 10
Property Type: House
Land Size: 4003 sqm approx



4 Swift Ct WURRUK 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$550,000
Method: Private Sale
Date: 01/08/2019
Rooms: 8
Property Type: House
Land Size: 4017 sqm approx