

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

22 Gould Street, Wurruk Vic 3850

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Wurruk

Period - From

01/04/2020

to

31/03/2021

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	4 Aspect Ct SALE 3850	\$380,000	22/04/2021
2	295 Raglan St SALE 3850	\$399,000	22/04/2021
3	6 Camellia Cl SALE 3850	\$395,000	20/10/2020

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:

18/06/2021 14:35



3 1 2

Rooms: 8

Property Type: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



4 Aspect Ct SALE 3850 (REI/VG)

3 2 2

Price: \$380,000

Method: Private Sale

Date: 22/04/2021

Property Type: House

Land Size: 691 sqm approx

Agent Comments



295 Raglan St SALE 3850 (VG)

3 - -

Price: \$399,000

Method: Sale

Date: 22/04/2021

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments



6 Camellia CI SALE 3850 (REI/VG)

3 2 2

Price: \$395,000

Method: Private Sale

Date: 20/10/2020

Rooms: 6

Property Type: House

Land Size: 641 sqm approx

Agent Comments