

STATEMENT OF INFORMATION

1-15 OTWAY STREET, WURRUK, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



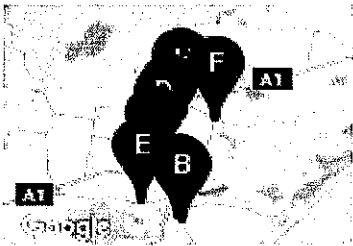
1-15 OTWAY STREET, WURRUK, VIC 3850  3  1  2

Indicative Selling Price

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

Price Range: \$383,000 to \$421,000

MEDIAN SALE PRICE




WURRUK, VIC, 3850

Suburb Median Sale Price (House)

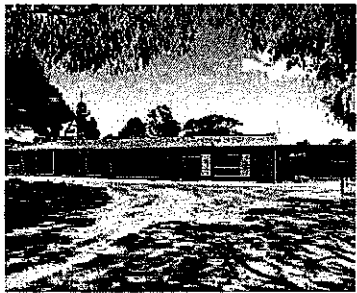
\$455,000

01 July 2018 to 30 June 2019

Provided by:  **pricerfinder**

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.



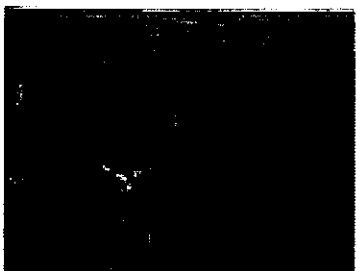
199 REDBANK RD, STRATFORD, VIC 3862  3  1  2

Sale Price

\$410,000

Sale Date: 15/03/2019

Distance from Property: 15km



531 SEASPRAY RD, LONGFORD, VIC 3851  3  1  8

Sale Price

\$400,000

Sale Date: 30/08/2018

Distance from Property: 14km



178 CLYDEBANK RD, AIRLY, VIC 3851  3  2  2

Sale Price

\$407,500

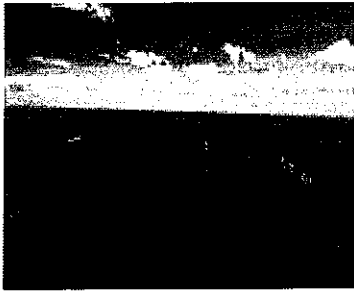
Sale Date: 09/07/2018

Distance from Property: 8.6km



This report has been compiled on 15/07/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricerfinder.com.au

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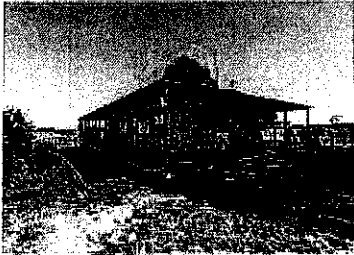
65 YUILL RD, BUNDALAGUAH, VIC 3851

3 1 2

Sale Price
\$400,000

Sale Date: 01/06/2018

Distance from Property: 5.8km



2001 ROSEDALE-LONGFORD RD, LONGFORD,

3 1 6

Sale Price
\$410,000

Sale Date: 15/02/2018

Distance from Property: 7.8km



1767 BENGWORDEN RD, PERRY BRIDGE, VIC

4 2 2

Sale Price
\$410,000

Sale Date: 20/02/2019

Distance from Property: 18km



375 SEASPRAY RD, LONGFORD, VIC 3851

4 2 2

Sale Price
\$390,000

Sale Date: 12/02/2018

Distance from Property: 12km



332 REDBANK RD, STRATFORD, VIC 3862

5 2 4

Sale Price
\$400,000

Sale Date: 31/01/2019

Distance from Property: 14km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1-15 OTWAY STREET, WURRUK, VIC 3850

Indicative selling price

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

Price Range: \$383,000 to \$421,000

Median sale price

Median price

\$455,000

House

☒

Unit

☐

Suburb

WURRUK

Period

01 July 2018 to 30 June 2019

Source



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
199 REDBANK RD, STRATFORD, VIC 3862	\$410,000	15/03/2019
531 SEASPRAY RD, LONGFORD, VIC 3851	\$400,000	30/08/2018
178 CLYDEBANK RD, AIRLY, VIC 3851	\$407,500	09/07/2018

65 YUILL RD, BUNDALAGUAH, VIC 3851	\$400,000	01/06/2018
2001 ROSEDALE-LONGFORD RD, LONGFORD, VIC 3851	\$410,000	15/02/2018
1767 BENGWORDEN RD, PERRY BRIDGE, VIC 3862	\$410,000	20/02/2019
375 SEASPRAY RD, LONGFORD, VIC 3851	\$390,000	12/02/2018
332 REDBANK RD, STRATFORD, VIC 3862	\$400,000	31/01/2019

