

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

5 Blanks Court, Wurruk Vic 3850

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$441,250

Property Type

House

Suburb

Wurruk

Period - From

01/04/2022

to

31/03/2023

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	43 Morgan St SALE 3850	\$480,000	04/05/2023
2	113 Woondella Blvd SALE 3850	\$480,000	05/04/2023
3	4 Cedar St SALE 3850	\$452,000	04/05/2023

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:

07/07/2023 16:34



4 2 2

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



43 Morgan St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 672 sqm approx

113 Woondella Blvd SALE 3850 (VG)

Agent Comments

4 - -

Price: \$480,000

Method: Sale

Date: 05/04/2023

Property Type: House (Res)

Land Size: 595 sqm approx



4 Cedar St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$452,000

Method: Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 625 sqm approx