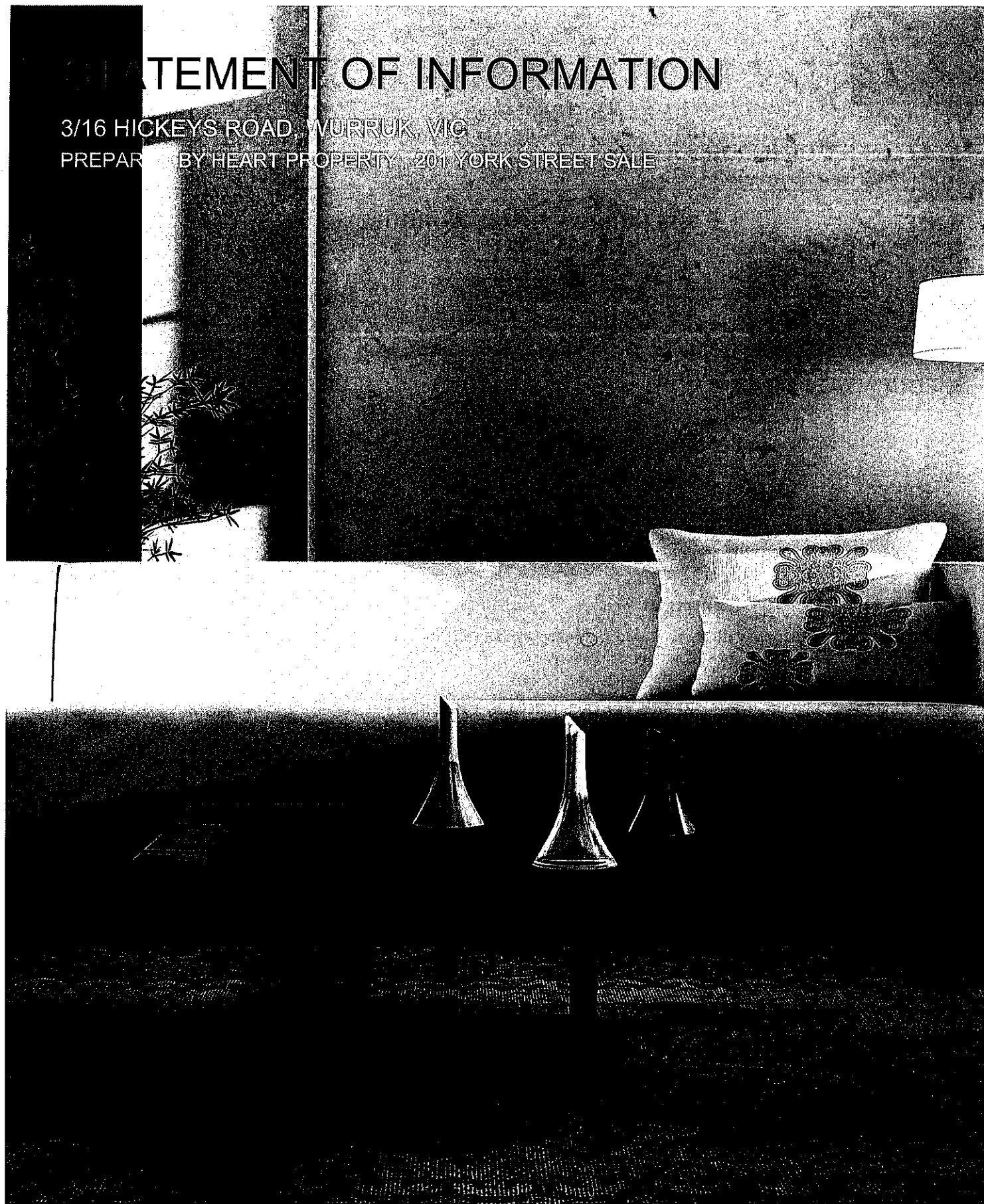


STATEMENT OF INFORMATION

3/16 HICKEYS ROAD, WURRUK, VIC

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/16 HICKEYS ROAD, WURRUK, VIC

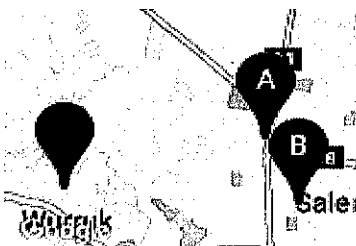
 2  1  1

Indicative Selling Price

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

Price Range: \$169,000 to \$187,000

MEDIAN SALE PRICE




WURRUK, VIC, 3850

Suburb Median Sale Price (Unit)

\$225,000

01 July 2017 to 30 June 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



2/383 YORK ST, SALE, VIC 3850

 2  1  1

Sale Price

***\$175,000**

Sale Date: 07/07/2018

Distance from Property: 2.8km



2/68 MARKET ST, SALE, VIC 3850

 2  1  1

Sale Price

\$181,000

Sale Date: 05/04/2018

Distance from Property: 3.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/16 HICKEYS ROAD, WURRUK, VIC

Indicative selling price

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

Price Range: \$169,000 to \$187,000

Median sale price

Median price \$225,000

House

Unit

X

Suburb

WURRUK

Period 01 July 2017 to 30 June 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/383 YORK ST, SALE, VIC 3850	*\$175,000	07/07/2018
2/68 MARKET ST, SALE, VIC 3850	\$181,000	05/04/2018

