

# 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

94 The Ridge, Wurruk Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$960,000

### 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	11 Finegan Ct SALE 3850	\$950,000	01/04/2021
2	18 Sovereign Dr WURRUK 3850	\$865,000	03/09/2020
3	16 Inglis St SALE 3850	\$850,000	22/04/2021

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:

23/04/2021 09:52



 4  2  6

**Rooms:** 11

**Property Type:** House

**Land Size:** 4808 sqm approx

**Agent Comments**

## Comparable Properties



**11 Finegan Ct SALE 3850 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$950,000

**Method:** Private Sale

**Date:** 01/04/2021

**Property Type:** House



**18 Sovereign Dr WURRUK 3850 (REI/VG)**

**Agent Comments**

 5  2  6

**Price:** \$865,000

**Method:** Private Sale

**Date:** 03/09/2020

**Rooms:** 13

**Property Type:** House

**Land Size:** 4003 sqm approx



**16 Inglis St SALE 3850 (REI)**

**Agent Comments**

 5  3  3

**Price:** \$850,000

**Method:** Private Sale

**Date:** 22/04/2021

**Property Type:** House

**Land Size:** 1693 sqm approx