

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

29 Reid Drive, Wurruk Vic 3850

Indicative selling price

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

Single price \$379,950

Median sale price*

Median price

House

Unit

Suburb

Wurruk

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	16 The Ridge WURRUK 3850	\$520,000	03/11/2016
2	61-71 Riverview Rd WURRUK 3850	\$457,500	22/12/2017
3	87 Cemetery Rd SALE 3850	\$410,000	08/02/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  2

Rooms: 6

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



16 The Ridge WURRUK 3850 (REI/VG)

Agent Comments

 4  2  8

Price: \$520,000

Method: Private Sale

Date: 03/11/2016

Rooms: 9

Property Type: House

Land Size: 4000 sqm approx



61-71 Riverview Rd WURRUK 3850 (REI)

Agent Comments

 5  2  7

Price: \$457,500

Method: Private Sale

Date: 22/12/2017

Rooms: 9

Property Type: House

Land Size: 2426 sqm approx



87 Cemetery Rd SALE 3850 (REI/VG)

Agent Comments

 3  2  4

Price: \$410,000

Method: Private Sale

Date: 08/02/2017

Rooms: 9

Property Type: House

Land Size: 1525 sqm approx