

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

98 The Ridge, Wurruk Vic 3850

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Wurruk

Period - From

25/08/2019

to

24/08/2020

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 eighteen 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	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020
2	8 Teal La WURRUK 3850	\$865,000	23/01/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

25/08/2020 15:11

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Indicative Selling Price

\$890,000

Median House Price

25/08/2019 - 24/08/2020: \$590,000



Property Type: Land

Land Size: 5017 sqm approx

Agent Comments

Comparable Properties



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 13/05/2020

Rooms: 11

Property Type: House

Land Size: 5230 sqm approx



8 Teal La WURRUK 3850 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 23/01/2020

Rooms: 10

Property Type: House

Land Size: 50740 sqm approx

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 eighteen months.