

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

12 Wirra Mirra Drive, Wurruk Vic 3850

Indicative selling price

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

Single price

\$349,950

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Wurruk

Period - From

01/10/2019

to

30/09/2020

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 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	18 Alameda Dr SALE 3850	\$355,000	02/12/2019
2	240 Raglan St SALE 3850	\$345,000	10/07/2020
3	15 Gould St WURRUK 3850	\$315,000	09/07/2019

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:

07/11/2020 11:53

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Indicative Selling Price

\$349,950

Median House Price

Year ending September 2020: \$625,000



3 -

Property Type: House (Res)

Land Size: 744.609 sqm approx

Agent Comments

Comparable Properties



18 Alameda Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$355,000

Method: Private Sale

Date: 02/12/2019

Rooms: 9

Property Type: House

Land Size: 726 sqm approx



240 Raglan St SALE 3850 (REI/VG)

Agent Comments

4 3 2

Price: \$345,000

Method: Private Sale

Date: 10/07/2020

Rooms: 8

Property Type: House

Land Size: 843 sqm approx



15 Gould St WURRUK 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$315,000

Method: Private Sale

Date: 09/07/2019

Rooms: 8

Property Type: House

Land Size: 1525 sqm approx