

STATEMENT OF INFORMATION

4 BENNISON DRIVE, WURRUK, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BENNISON DRIVE, WURRUK, VIC 3850

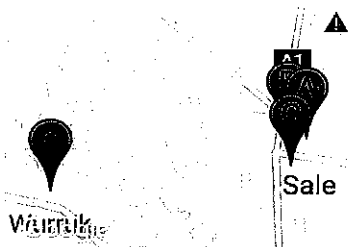
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Indicative Selling Price

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

Price Range: \$156,000 to \$173,000

MEDIAN SALE PRICE



WURRUK, VIC, 3850

Suburb Median Sale Price (House)

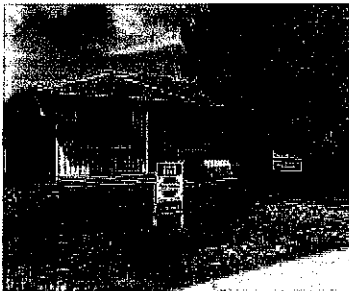
\$480,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent's representative considers to be most comparable to the property for sale.



44 OVEREND CRES, SALE, VIC 3850

3 1 2

Sale Price

\$167,000

Sold: 15/07/2017

Distance from Property: 1.0km



7 ALEXANDRA AVE, SALE, VIC 3850

3 1 2

Sale Price

\$140,000

Sold: 26/07/2017



139 MARLEY ST, SALE, VIC 3850

3 1 1

Sale Price

\$186,000

Sold: 15/07/2017

Distance from Property: 1.0km



This report has been compiled on 25/08/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

4 BENNISON DRIVE, WURRUK, VIC 3850

Indicative selling price

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

Price Range: \$156,000 to \$173,000

Median sale price

Median price

\$480,000

House

☒

Unit

☐

Suburb

WURRUK

Period

01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

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
44 OVEREND CRES, SALE, VIC 3850	\$167,000	25/01/2017
7 ALEXANDRA AVE, SALE, VIC 3850	\$140,000	30/01/2017
139 MARLEY ST, SALE, VIC 3850	\$186,000	01/06/2017