

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

6 Hickeys Road, Wurruk Vic 3850

Indicative selling price

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

Single price

\$350,000

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	14 Sandra Ct SALE 3850	\$357,500	25/03/2020
2	61 Topping St SALE 3850	\$340,000	09/12/2019
3	8 Willow Ct SALE 3850	\$340,000	02/12/2019

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:

03/05/2021 16:13



Rooms: 5
Property Type: House
Land Size: 600 sqm approx
Agent Comments

Comparable Properties

14 Sandra Ct SALE 3850 (VG)

Agent Comments



Price: \$357,500
Method: Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 726 sqm approx



61 Topping St SALE 3850 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 09/12/2019
Rooms: 6
Property Type: House
Land Size: 692 sqm approx

8 Willow Ct SALE 3850 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 02/12/2019
Property Type: House (Res)
Land Size: 583 sqm approx