

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

8 Teal Lane, Wurruk Vic 3850

Indicative selling price

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

Single price \$879,000

Median sale price

Median price \$475,000

Property Type House

Suburb Wurruk

Period - From 01/10/2018

to 30/09/2019

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	110 Somerton Park Rd SALE 3850	\$972,688	28/07/2019
2	103 The Ridge WURRUK 3850	\$835,000	02/07/2018
3	57 The Ridge WURRUK 3850	\$800,000	20/11/2018

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:

29/11/2019 10:40

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Indicative Selling Price

\$879,000

Median House Price

Year ending September 2019: \$475,000



Property Type:

Agent Comments

Comparable Properties



110 Somerton Park Rd SALE 3850 (VG)

Agent Comments



Price: \$972,688

Method: Sale

Date: 28/07/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 36400 sqm approx

103 The Ridge WURRUK 3850 (VG)

Agent Comments



Price: \$835,000

Method: Sale

Date: 02/07/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7027 sqm approx



57 The Ridge WURRUK 3850 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 20/11/2018

Rooms: 9

Property Type: House

Land Size: 7008 sqm approx