

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

44 Mount View Road, Wurruk Vic 3850

Indicative selling price

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

Single price \$589,950

Median sale price*

Median price House Unit Suburb or locality Wurruk

Period - From to Source

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	81 Sovereign Dr WURRUK 3850	\$635,000	20/06/2017
2	94 The Ridge WURRUK 3850	\$630,000	09/06/2017
3	26 Sovereign Dr WURRUK 3850	\$617,000	27/04/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$589,950
No median price available

Comparable Properties



81 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 20/06/2017
Rooms: 9
Property Type: House
Land Size: 4361 sqm approx



94 The Ridge WURRUK 3850 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 09/06/2017
Rooms: 11
Property Type: House
Land Size: 4808 sqm approx



26 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$617,000
Method: Private Sale
Date: 27/04/2018
Rooms: 10
Property Type: House
Land Size: 6886 sqm approx