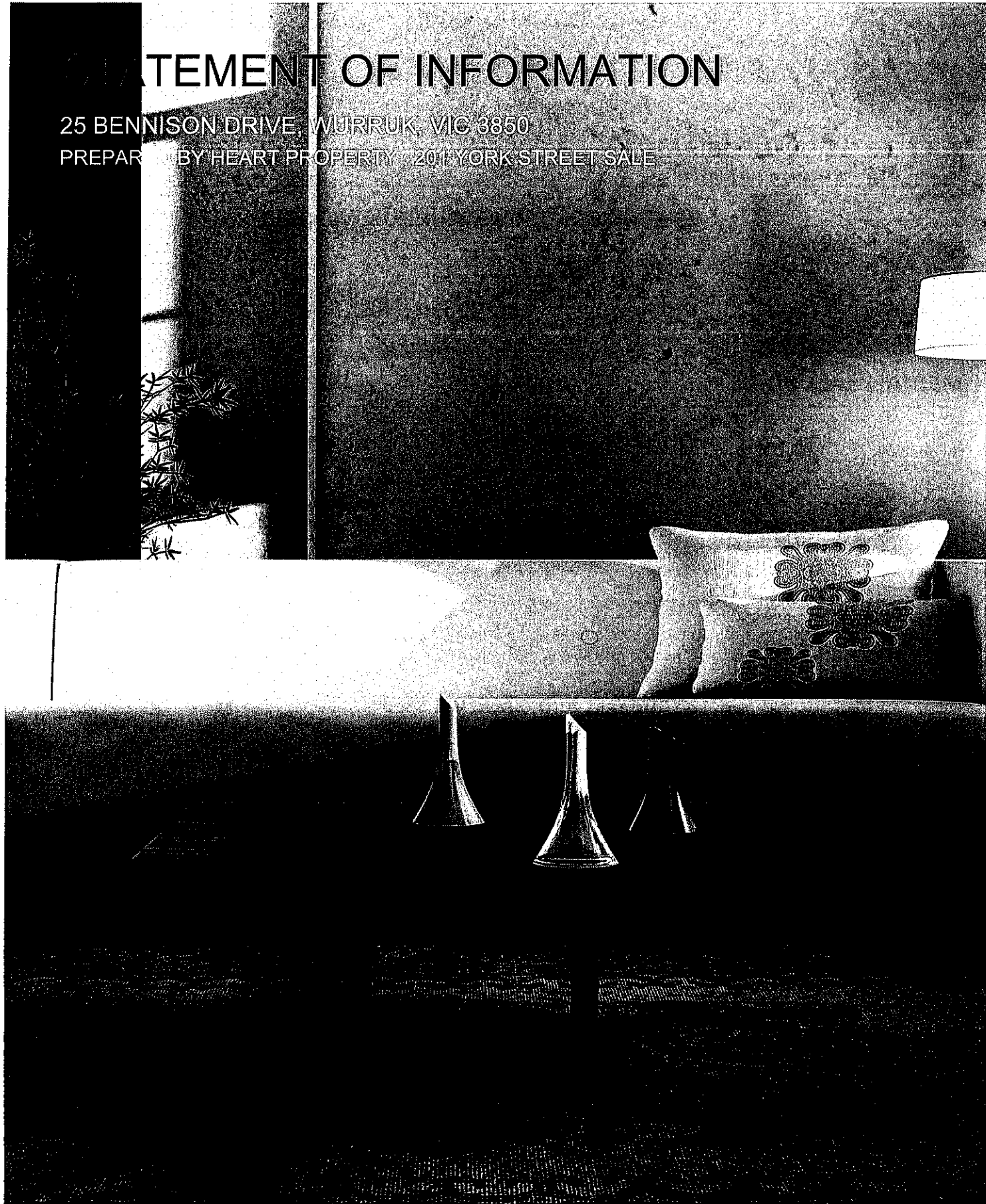


STATEMENT OF INFORMATION

25 BENNISON DRIVE, WURRUK, VIC 3850

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 BENNISON DRIVE, WURRUK, VIC 3850

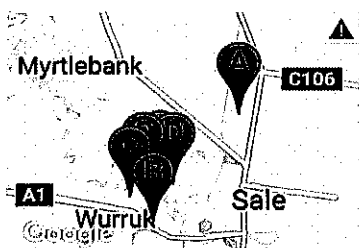
 3  -  -

Indicative Selling Price

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

Price Range: **\$59,000 to \$65,000**

MEDIAN SALE PRICE



WURRUK, VIC, 3850

Suburb Median Sale Price (Vacant Land)

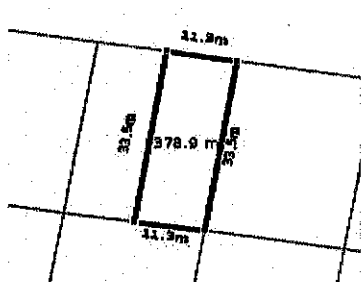
\$30,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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



35 SURKITT BVD, SALE, VIC 3850

 -  -  -

Sale Price

\$75,000

Sale Date: 27/02/2018

Distance from Property: 3.9km



30 WURRUK WAY, WURRUK, VIC 3850

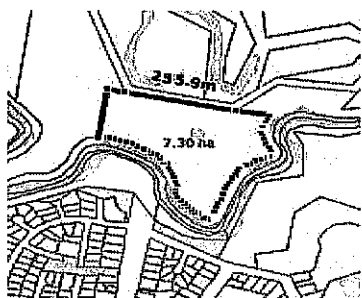
 2  -  -

Sale Price

\$30,000

Sale Date: 23/07/2017

Distance from Property: 1km



SPENCERS RD, SALE, VIC 3850

 -  -  -

Sale Price

\$80,000

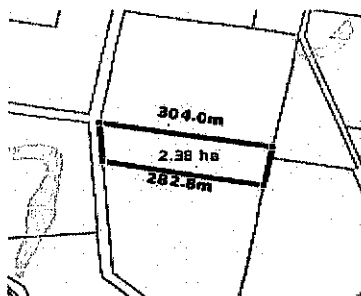
Sale Date: 30/11/2017

Distance from Property: 535m



This report has been compiled on 07/06/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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WATERWORKS RD, SALE, VIC 3850



Sale Price

\$65,000

Sale Date: 08/05/2017

Distance from Property: 1.3km



SPENCERS RD, SALE, VIC 3850



Sale Price

\$60,000

Sale Date: 27/02/2017

Distance from Property: 925m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 BENNISON DRIVE, WURRUK, VIC 3850

Indicative selling price

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

Price Range:

\$59,000 to \$65,000

Median sale price

Median price

\$30,000

House

Unit

Suburb

WURRUK

Period

01 April 2017 to 31 March 2018

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
35 SURKITT BVD, SALE, VIC 3850	\$75,000	27/02/2018
30 WURRUK WAY, WURRUK, VIC 3850	\$30,000	23/07/2017
SPENCERS RD, SALE, VIC 3850	\$80,000	30/11/2017
WATERWORKS RD, SALE, VIC 3850	\$65,000	08/05/2017

SPENCERS RD, SALE, VIC 3850	\$60,000	27/02/2017
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