

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

4 Sovereign Drive, Wurruk Vic 3850

Indicative selling price

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

Single price \$565,000

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	44 Mount View Rd WURRUK 3850	\$589,000	30/11/2018
2	127 Reid Dr WURRUK 3850	\$540,000	22/11/2018
3	12 Finegan Ct SALE 3850	\$540,000	29/03/2018

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.



 5  2  4

Rooms:

Property Type: House

Land Size: 4856 sqm approx

Agent Comments

Comparable Properties



44 Mount View Rd WURRUK 3850 (REI/VG)

Agent Comments

 4  2  6

Price: \$589,000

Method: Private Sale

Date: 30/11/2018

Rooms: 10

Property Type: House

Land Size: 4003 sqm approx



127 Reid Dr WURRUK 3850 (REI)

Agent Comments

 4  2  5

Price: \$540,000

Method: Private Sale

Date: 22/11/2018

Rooms: 7

Property Type: House



12 Finegan Ct SALE 3850 (REI/VG)

Agent Comments

 5  2  2

Price: \$540,000

Method: Private Sale

Date: 29/03/2018

Rooms: 10

Property Type: House

Land Size: 4778 sqm approx