

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

57 The Ridge, Wurruk Vic 3850

Indicative selling price

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

Single price \$825,000

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	22 Mount View Rd WURRUK 3850	\$800,000	03/02/2017
2	27 Stevens St SALE 3850	\$780,000	24/02/2017
3	11 Dowling Ct WURRUK 3850	\$720,000	30/04/2018

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.

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Indicative Selling Price
\$825,000
No median price available



3 2 2

Rooms:
Property Type: House
Land Size: 7008 sqm approx
Agent Comments

Comparable Properties



22 Mount View Rd WURRUK 3850 (REI/VG) **Agent Comments**

5 2 8

Price: \$800,000
Method: Private Sale
Date: 03/02/2017
Rooms: 14
Property Type: House
Land Size: 5000 sqm approx



27 Stevens St SALE 3850 (REI/VG) **Agent Comments**

4 2 2

Price: \$780,000
Method: Private Sale
Date: 24/02/2017
Rooms: 9
Property Type: House
Land Size: 2798 sqm approx



11 Dowling Ct WURRUK 3850 (REI) **Agent Comments**

4 2 6

Price: \$720,000
Method: Private Sale
Date: 30/04/2018
Rooms: 10
Property Type: House