

# 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

2-17 Prince Street, Wurruk Vic 3850

#### Indicative selling price

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

Range between \$215,000 & \$236,500

#### Median sale price

Median price \$600,000 House X Unit Suburb or locality Wurruk

Period - From 01/10/2016 to 30/09/2017 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 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	1/17 Prince St WURRUK 3850	\$218,500	28/10/2015
2	1/6 Irwin St WURRUK 3850	\$216,000	20/02/2017
3	3/17 Prince St WURRUK 3850	\$215,000	03/12/2015

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.~~



**Rooms:**

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

## Comparable Properties



**1/17 Prince St WURRUK 3850 (VG)**

[Agent Comments](#)



**Price:** \$218,500

**Method:** Sale

**Date:** 28/10/2015

**Rooms:** -

**Property Type:** Townhouse (Single)



**1/6 Irwin St WURRUK 3850 (VG)**

[Agent Comments](#)



**Price:** \$216,000

**Method:** Sale

**Date:** 20/02/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/17 Prince St WURRUK 3850 (REI/VG)**

[Agent Comments](#)



**Price:** \$215,000

**Method:** Private Sale

**Date:** 03/12/2015

**Rooms:** -

**Property Type:** Townhouse (Single)