

# 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

49 The Ridge, Wurruk Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$910,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Wurruk

Period - From

01/01/2020

to

31/12/2020

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 18 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	27 Manning Ct WURRUK 3850	\$900,000	13/10/2020
2	98 The Ridge WURRUK 3850	\$890,000	26/11/2020
3	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020

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 18 months.~~

This Statement of Information was prepared on:

15/02/2021 14:44

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**Indicative Selling Price**

\$910,000

**Median House Price**

Year ending December 2020: \$580,000



**Property Type:** Land

**Land Size:** 6926 sqm approx

Agent Comments

## Comparable Properties



**27 Manning Ct WURRUK 3850 (VG)**

Agent Comments



**Price:** \$900,000

**Method:** Sale

**Date:** 13/10/2020

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 14600 sqm approx



**98 The Ridge WURRUK 3850 (VG)**

Agent Comments



**Price:** \$890,000

**Method:** Sale

**Date:** 26/11/2020

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5017 sqm approx



**22 Rhodes Dr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$885,000

**Method:** Private Sale

**Date:** 13/05/2020

**Rooms:** 11

**Property Type:** House

**Land Size:** 5230 sqm approx