

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

43 Dowling Court, Wurruk Vic 3850

Indicative selling price

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

Single price \$679,950

Median sale price

Median price \$440,000 House ☒ Unit ☐ Suburb or locality Wurruk

Period - From 01/07/2018 to 30/06/2019 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	189 Foster St SALE 3850	\$700,000	26/04/2019
2	15 Valetta St SALE 3850	\$590,000	14/05/2019
3	4 Sovereign Dr WURRUK 3850	\$547,500	27/06/2019

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.



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Rooms:**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 30000 sqm approx

Agent Comments

Indicative Selling Price

\$679,950

Median House Price

Year ending June 2019: \$440,000

Comparable Properties

**189 Foster St SALE 3850 (REI/VG)**

Agent Comments

4 3 3

Price: \$700,000**Method:** Private Sale**Date:** 26/04/2019**Rooms:** 11**Property Type:** House**Land Size:** 789 sqm approx**15 Valetta St SALE 3850 (VG)**

Agent Comments

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Price: \$590,000**Method:** Sale**Date:** 14/05/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 1156 sqm approx**4 Sovereign Dr WURRUK 3850 (REI/VG)**

Agent Comments

5 2 5

Price: \$547,500**Method:** Private Sale**Date:** 27/06/2019**Rooms:** 10**Property Type:** House**Land Size:** 4164 sqm approx