

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

1/14-16 Hickeys Road, Wurruk Vic 3850

Indicative selling price

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

Single price \$170,000

Median sale price

Median price \$600,000

Property Type House

Suburb Wurruk

Period - From 22/10/2019

to 21/10/2020

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	4/96 Reeve St SALE 3850	\$188,000	14/06/2019
2	9/35 Stead St SALE 3850	\$163,000	08/04/2020
3	13/495 Raymond St SALE 3850	\$155,000	20/09/2019

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 18 months.~~

This Statement of Information was prepared on:

22/10/2020 17:14



Property Type: Townhouse (Res)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$170,000
Median House Price
22/10/2019 - 21/10/2020: \$600,000

Comparable Properties



4/96 Reeve St SALE 3850 (REI)

Agent Comments



Price: \$188,000
Method: Private Sale
Date: 14/06/2019
Rooms: 4
Property Type: Unit



9/35 Stead St SALE 3850 (REI/VG)

Agent Comments



Price: \$163,000
Method: Private Sale
Date: 08/04/2020
Rooms: 5
Property Type: Unit



13/495 Raymond St SALE 3850 (REI/VG)

Agent Comments



Price: \$155,000
Method: Private Sale
Date: 20/09/2019
Rooms: 4
Property Type: Unit