

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

56 The Ridge, Wurruk Vic 3850

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$439,500

Property Type

House

Suburb

Wurruk

Period - From

01/10/2021

to

30/09/2022

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	17 Evelyn Dr SALE 3850	\$1,320,000	07/10/2021
2	5 Evelyn Dr SALE 3850	\$1,085,000	15/09/2022
3	9 Millicent Ct SALE 3850	\$1,030,000	08/03/2022

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:

22/11/2022 09:13



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

17 Evelyn Dr SALE 3850 (VG)

Agent Comments



Price: \$1,320,000

Method: Sale

Date: 07/10/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4040 sqm approx



5 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 4000 sqm approx



9 Millicent Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 4012 sqm approx