

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

27 Manning Court, Wurruk Vic 3850

Indicative selling price

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

Single price

\$965,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Wurruk

Period - From

01/07/2019

to

30/06/2020

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	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020
2	8 Teal La WURRUK 3850	\$865,000	23/01/2020
3	14 Millicent Ct SALE 3850	\$835,000	10/07/2020

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:

19/08/2020 15:59



Property Type:

Agent Comments

Comparable Properties



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



8 Teal La WURRUK 3850 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 23/01/2020

Rooms: 10

Property Type: House

Land Size: 50740 sqm approx



14 Millicent Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 10/07/2020

Rooms: 9

Property Type: House

Land Size: 4044 sqm approx