

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

2 Wirra Mirra Drive, Wurruk Vic 3850

Indicative selling price

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

Range between \$270,000 & \$285,000

Median sale price

Median price \$600,000 Property Type House Suburb Wurruk

Period - From 01/07/2020 to 30/06/2021 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	1 Hickeys Rd WURRUK 3850	\$295,000	14/09/2020
2	8 Otway St WURRUK 3850	\$270,000	09/03/2021
3	8 Wirra Mirra Dr WURRUK 3850	\$260,000	09/08/2020

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:

13/09/2021 16:24



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



1 Hickeys Rd WURRUK 3850 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 14/09/2020

Property Type: House (Res)

Land Size: 975 sqm approx



8 Otway St WURRUK 3850 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 09/03/2021

Property Type: House (Res)

Land Size: 1012 sqm approx



8 Wirra Mirra Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 09/08/2020

Rooms: 7

Property Type: House

Land Size: 556 sqm approx