

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

73 The Ridge, Wurruk Vic 3850

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$520,000

House

X

Unit

Suburb or locality Wurruk

Period - From 01/07/2016

to

30/06/2017

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	19 Stephenson St SALE 3850	\$234,000	30/06/2016
2	lot 1, 19-25 Stephenson St SALE 3850	\$234,000	05/04/2016
3	lot 6, 19-25 Stephenson St SALE 3850	\$202,000	12/07/2016

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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Indicative Selling Price

\$225,000

Median House Price

Year ending June 2017: \$520,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

19 Stephenson St SALE 3850 (VG)

Agent Comments



Price: \$234,000

Method: Sale

Date: 30/06/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 11999 sqm approx



lot 1, 19-25 Stephenson St SALE 3850 (REI)

Agent Comments



Price: \$234,000

Method: Private Sale

Date: 05/04/2016

Rooms: -

Property Type: Land

Land Size: 4339 sqm approx



lot 6, 19-25 Stephenson St SALE 3850 (REI)

Agent Comments



Price: \$202,000

Method: Private Sale

Date: 12/07/2016

Rooms: -

Property Type: Land

Land Size: 4000 sqm approx