

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 Dowling Court, Wurruk Vic 3850

Indicative selling price

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

Range between \$900,000

&

\$925,000

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.

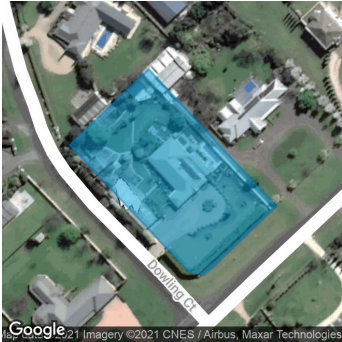
	Address of comparable property	Price	Date of sale
1	11 Finegan Ct SALE 3850	\$950,000	01/04/2021
2	94 The Ridge WURRUK 3850	\$945,000	04/06/2021
3	98 The Ridge WURRUK 3850	\$890,000	17/12/2020

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:

09/09/2021 13:59



Property Type: Land

Agent Comments

Comparable Properties



11 Finegan Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 7295 sqm approx



94 The Ridge WURRUK 3850 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 4811 sqm approx



98 The Ridge WURRUK 3850 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 17/12/2020

Rooms: 10

Property Type: House

Land Size: 5022 sqm approx