

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

30 Mount View Road, Wurruk Vic 3850

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Wurruk

Period - From

01/04/2020

to

31/03/2021

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	94 The Ridge WURRUK 3850	\$945,000	04/06/2021
2	11 Finegan Ct SALE 3850	\$950,000	01/04/2021
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:

17/06/2021 11:59



Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 4182 sqm approx
Agent Comments

Indicative Selling Price
\$890,000

Median House Price
Year ending March 2021: \$590,000

Comparable Properties



94 The Ridge WURRUK 3850 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 04/06/2021
Property Type: House



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



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