

# 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

18 Frith Street, Wurruk Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$425,000

&

\$467,500

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Wurruk

Period - From

01/04/2021

to

31/03/2022

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	\$443,000	06/05/2022
2	4 Blanks Ct WURRUK 3850	\$430,000	27/04/2022
3	5 Frith St WURRUK 3850	\$405,000	24/03/2021

**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:

22/06/2022 08:43



3 2 1

**Property Type:** House

**Land Size:** 754 sqm approx

**Agent Comments**

## Comparable Properties



**1 Hickeys Rd WURRUK 3850 (REI)**

**Agent Comments**

4 1 3

**Price:** \$443,000

**Method:** Private Sale

**Date:** 06/05/2022

**Property Type:** House

**Land Size:** 932 sqm approx



**4 Blanks Ct WURRUK 3850 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$430,000

**Method:** Private Sale

**Date:** 27/04/2022

**Property Type:** House

**Land Size:** 571 sqm approx



**5 Frith St WURRUK 3850 (REI/VG)**

**Agent Comments**

5 2 3

**Price:** \$405,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** House

**Land Size:** 617 sqm approx