

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

9 Curran Court, Wurruk Vic 3850

Indicative selling price

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

Single price

\$235,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Wurruk

Period - From

01/01/2019

to

31/12/2019

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	5 Blanks Ct WURRUK 3850	\$278,000	18/04/2019
2	7 Curran Ct WURRUK 3850	\$245,000	18/09/2019
3	6 Wirra Mirra Dr WURRUK 3850	\$220,000	18/12/2018

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:

04/03/2020 16:38

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Indicative Selling Price

\$235,000

Median House Price

Year ending December 2019: \$550,000



4 - 0

Property Type: House

Land Size: 840 sqm approx

Agent Comments

Comparable Properties



5 Blanks Ct WURRUK 3850 (VG)

Agent Comments

4 - -

Price: \$278,000

Method: Sale

Date: 18/04/2019

Property Type: House (Res)

Land Size: 631 sqm approx



7 Curran Ct WURRUK 3850 (REI)

Agent Comments

3 2 2

Price: \$245,000

Method: Private Sale

Date: 18/09/2019

Rooms: 6

Property Type: House

Land Size: 710 sqm approx



6 Wirra Mirra Dr WURRUK 3850 (REI)

Agent Comments

2 2 3

Price: \$220,000

Method: Private Sale

Date: 18/12/2018

Rooms: 6

Property Type: House

Land Size: 510 sqm approx