

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	26 Sovereign Drive, Wurruk Vic 3850
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Indicative selling price

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

Single price	\$655,000
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Median sale price*

Median price		House		Unit		Suburb or locality	Wurruk
Period - From		to		Source			

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	8 Jemma Ct WURRUK 3850	\$675,000	22/09/2017
2	25 Counahan Dr WURRUK 3850	\$640,000	22/11/2016
3	81 Sovereign Dr WURRUK 3850	\$635,000	20/06/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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 5  2  6

Rooms: 8
Property Type: House (Previously Occupied - Detached)
Land Size: 6886 sqm approx
Agent Comments

Indicative Selling Price
\$655,000
No median price available

Comparable Properties



8 Jemma Ct WURRUK 3850 (REI)

Agent Comments

 5  2  9

Price: \$675,000
Method: Private Sale
Date: 22/09/2017
Rooms: 10
Property Type: House
Land Size: 8800 sqm approx



25 Counahan Dr WURRUK 3850 (REI/VG)

Agent Comments

 4  2  6

Price: \$640,000
Method: Private Sale
Date: 22/11/2016
Rooms: 11
Property Type: House
Land Size: 4000 sqm approx



81 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$635,000
Method: Private Sale
Date: 20/06/2017
Rooms: 9
Property Type: House
Land Size: 4361 sqm approx