

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 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	4 Sovereign Dr WURRUK 3850	\$495,000	13/05/2016
2	57 Sovereign Dr WURRUK 3850	\$480,000	12/09/2016
3	87 Cemetery Rd SALE 3850	\$410,000	08/02/2017

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.~~

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Indicative Selling Price
\$425,000

Median House Price
Year ending June 2017: \$520,000



4 -

Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 13353 sqm approx
Agent Comments

Comparable Properties



4 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

5 2 4

Price: \$495,000
Method: Private Sale
Date: 13/05/2016
Rooms: -
Property Type: House
Land Size: 4856 sqm approx



57 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000
Method: Private Sale
Date: 12/09/2016
Rooms: -
Property Type: House
Land Size: 4047 sqm approx



87 Cemetery Rd SALE 3850 (REI/VG)

Agent Comments

3 2 4

Price: \$410,000
Method: Private Sale
Date: 08/02/2017
Rooms: 9
Property Type: House
Land Size: 1525 sqm approx