

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

10 Counahan Drive, Wurruk Vic 3850

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$780,000

Property Type House

Suburb Wurruk

Period - From 01/10/2023

to 30/09/2024

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	119 Reid Dr WURRUK 3850	\$965,000	18/09/2024
2	110 SOVEREIGN Dr WURRUK 3850	\$1,060,000	28/03/2024
3	76 The Ridge WURRUK 3850	\$1,010,000	14/03/2024

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:

24/10/2024 09:55

Bel Bateson

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Indicative Selling Price

\$995,000

Median House Price

Year ending September 2024: \$780,000



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4011 sqm approx

Agent Comments

Comparable Properties



119 Reid Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 4055 sqm approx



110 SOVEREIGN Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 4000 sqm approx



76 The Ridge WURRUK 3850 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 4364 sqm approx