

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

16 Wurruk Way, Wurruk Vic 3850

Indicative selling price

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

Single price \$349,000

Median sale price*

Median price

Property Type

Suburb

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 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	\$430,000	29/08/2023
2	10 Wirra Mirra Dr WURRUK 3850	\$405,000	02/02/2023
3	1 Loughnan Ct WURRUK 3850	\$380,000	21/09/2022

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:

18/12/2023 11:11

* 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.

Victoria Cook

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Indicative Selling Price

\$349,000

No median price available



Property Type:

Agent Comments

Comparable Properties



5 Blanks Ct WURRUK 3850 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 655 sqm approx



10 Wirra Mirra Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 02/02/2023

Property Type: House

Land Size: 603 sqm approx



1 Loughnan Ct WURRUK 3850 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 21/09/2022

Property Type: House

Land Size: 647 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690