### 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	
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Single price \$349,000

#### Median sale price\*

Median price	Pro	perty Type			Suburb	Wurruk
Period - From	to		So	urce		

#### 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.

Ad	dress 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.



# GRAHAM CHALMER





Property Type: Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$349,000 No median price available

## **Comparable Properties**

5 Blanks Ct WURRUK 3850 (REI/VG) 4 2 2 2 Price: \$430,000 Method: Private Sale Date: 29/08/2023 Property Type: House Land Size: 655 sqm approx	Agent Comments
10 Wirra Mirra Dr WURRUK 3850 (REI/VG) 4 2 3 Price: \$405,000 Method: Private Sale Date: 02/02/2023 Property Type: House Land Size: 603 sqm approx	Agent Comments
1 Loughnan Ct WURRUK 3850 (REI)   1 1   1 1   2 3   Price: \$380,000   Method: Private Sale   Date: 21/09/2022   Property Type: House   Land Size: 647 sqm approx	Agent Comments

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



propertydata

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