

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

89 Sovereign Drive, Wurruk Vic 3850

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$640,000 Property Type House Suburb Wurruk

Period - From 01/10/2020 to 30/09/2021 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	94 The Ridge WURRUK 3850	\$945,000	04/06/2021
2	49 The Ridge WURRUK 3850	\$900,000	08/11/2021
3	18 Sovereign Dr WURRUK 3850	\$865,000	03/09/2020

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:

02/12/2021 09:17

Victoria Cook

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Indicative Selling Price

\$750,000 - \$795,000

Median House Price

Year ending September 2021: \$640,000



 4  2  4

Property Type: House

Land Size: 4858 sqm approx

Agent Comments

Comparable Properties



94 The Ridge WURRUK 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$945,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 4811 sqm approx



49 The Ridge WURRUK 3850 (REI)

Agent Comments

 4  2  7

Price: \$900,000

Method: Private Sale

Date: 08/11/2021

Property Type: House

Land Size: 6921 sqm approx



18 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

 5  2  6

Price: \$865,000

Method: Private Sale

Date: 03/09/2020

Rooms: 13

Property Type: House

Land Size: 4003 sqm approx

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