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

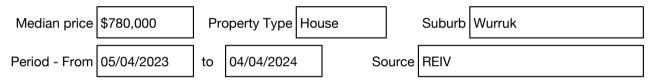
119 Reid Drive, Wurruk Vic 3850

Indicative selling price

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

Single price \$1,030,000

Median sale price



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	56 The Ridge WURRUK 3850	\$1,080,000	15/06/2023
2	47 Reid Dr WURRUK 3850	\$1,070,000	30/10/2023
3	110 SOVEREIGN Dr WURRUK 3850	\$1,060,000	28/03/2024

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:

05/04/2024 16:12



GRAHAM CHALMER





Property Type: House Land Size: 4055 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$1,030,000 Median House Price 05/04/2023 - 04/04/2024: \$780,000

Comparable Properties





110 SOVEREIGN Dr WURRUK 3850 (REI)

2

67

Agent Comments



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

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propertydata

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