Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	98 The Ridge, Wurruk Vic 3850
Including suburb or	

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Including suburb or	
locality and postcode	

Indicative selling price

Property offered for sale

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

Single price \$890,000

Median sale price

Median price	\$590,000	Pro	perty Type	House		Suburb	Wurruk
Period - From	25/08/2019	to	24/08/2020		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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020
2	8 Teal La WURRUK 3850	\$865,000	23/01/2020
3			

OR

В* 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 eighteen months.

This Statement of Information was prepared on:	25/08/2020 15:11





Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

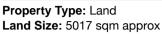
Indicative Selling Price \$890,000

Median House Price 25/08/2019 - 24/08/2020: \$590,000









Agent Comments



Comparable Properties



22 Rhodes Dr SALE 3850 (REI/VG)

- 5





Price: \$885.000 Method: Private Sale Date: 13/05/2020 Rooms: 11

Property Type: House

Land Size: 5230 sqm approx

8 Teal La WURRUK 3850 (REI/VG)

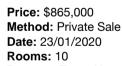






Agent Comments

Agent Comments



Property Type: House

Land Size: 50740 sqm approx

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 eighteen months.

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



