

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

2/6 Irwin Street, Wurruk Vic 3850

Indicative selling price

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

Single price

\$239,950

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Wurruk

Period - From

01/04/2020

to

31/03/2021

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	5/14 Carter St SALE 3850	\$250,000	16/03/2021
2	6/8 Ross St SALE 3850	\$250,000	02/04/2020
3	4/17 Prince St WURRUK 3850	\$230,000	26/08/2020

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:

22/04/2021 14:34

Victoria Cook

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Indicative Selling Price

\$239,950

Median House Price

Year ending March 2021: \$590,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 240 sqm approx

Agent Comments

Comparable Properties

5/14 Carter St SALE 3850 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 16/03/2021

Property Type: Flat/Unit/Apartment (Res)

6/8 Ross St SALE 3850 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 02/04/2020

Property Type: Flat/Unit/Apartment (Res)

4/17 Prince St WURRUK 3850 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 26/08/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 292 sqm approx