## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

REIV

Source

#### Property offered for sale

Including suburb or locality and postcode

Address 2/6 Irwin Street, Wurruk Vic 3850

#### Indicative selling price

Period - From 01/04/2020

For the meaning	of this price see	consumer.vic.gc	v.au/underquo	ting			
Single price \$239,950							
Median sale p	rice						
Median price	\$590.000	Property Type	House	Suburb	Wurruk		

### Comparable property sales (\*Delete A or B below as applicable)

to

31/03/2021

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



# GRAHAM CHALMER

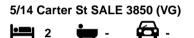




Property Type: Divorce/Estate/Family Transfers Land Size: 240 sqm approx Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$239,950 Median House Price Year ending March 2021: \$590,000

# **Comparable Properties**



Agent Comments

Agent Comments

Price: \$250,000 Method: Sale Date: 16/03/2021 Property Type: Flat/Unit/Apartment (Res)

6/8 Ross St SALE 3850 (VG)



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

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.