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

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

#### Property offered for sale

Including suburb or locality and postcode

Address 27 Hickeys Road, Wurruk Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$530,000								
Median sale price									
Median price	\$700,000	Pro	operty Type Hou	ISE	Suburb	Wurruk			
Period - From	01/04/2021	to	31/03/2022	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.

Ade	dress of comparable property	Price	Date of sale
1	110 Barkly St SALE 3850	\$550,000	02/12/2021
2	104 Stawell St SALE 3850	\$532,500	17/12/2021
3	176 Macalister St SALE 3850	\$520,000	22/07/2021

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:

03/05/2022 16:34



### 27 Hickeys Road, Wurruk Vic 3850

# GRAHAM CHALMER





Property Type: Land Land Size: 1056 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$520,000 Median House Price Year ending March 2022: \$700,000

## **Comparable Properties**



110 Barkly St SALE 3850 (VG)

Price: \$550,000 Method: Sale Date: 02/12/2021 Property Type: House (Res) Land Size: 1011 sqm approx

104 Stawell St SALE 3850 (REI/VG)

**2** 

Agent Comments

Agent Comments



Price: \$532,500 Method: Private Sale Date: 17/12/2021 Property Type: House Land Size: 674 sqm approx

•**•** 3

4



176 Macalister St SALE 3850 (REI/VG)

Agent Comments

Price: \$520,000 Method: Private Sale Date: 22/07/2021 Property Type: House Land Size: 480 sqm approx

2

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



propertydata

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