

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Es										the Estate	Age	ents Act 1980
Prop	erty offer	ed for s	sale									
Address Including suburb or locality andpostcode			4 Sovere	eign D	rive, Wurruk	Vic 38	350					
Indic	ative sell	ing pric	ce									
For th	ne meaning	of this p	orice see	consu	ımer.vic.gov	.au/un	derqu	oting				
Single price \$565,000												
Median sale price*												
Median price				Hous	e	Unit			Subur	b or locality	Wur	rruk
Period - From				to			S	Source				
Com	parable p	roperty	/ sales (*Dele	ete A or B b	elow	as ap	plica	ble)			
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	44 Mount View Rd WURRUK 3850									\$589,000		30/11/2018
2	127 Reid Dr WURRUK 3850									\$540,000		22/11/2018
3	12 Finegan Ct SALE 3850									\$540,000		29/03/2018
OR B*		_	_				-			fewer than to the last eigh		comparable 1 months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF







(2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price \$565,000 No median price available









Property Type: House Land Size: 4856 sqm approx

Agent Comments



Comparable Properties



44 Mount View Rd WURRUK 3850 (REI/VG)









Price: \$589.000 Method: Private Sale Date: 30/11/2018 Rooms: 10

Property Type: House

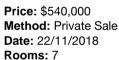
Land Size: 4003 sqm approx





Agent Comments

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Property Type: House



12 Finegan Ct SALE 3850 (REI/VG)

- 5







Price: \$540.000 Method: Private Sale Date: 29/03/2018 Rooms: 10

Property Type: House

Land Size: 4778 sqm approx

Agent Comments

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

