### 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 49 The Ridge, Wurruk Vic 3850

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting				
Single price	e \$910,000							
Median sale price								
Median price	\$580,000	Pro	operty Type Hou	ise	Suburb Wurruk			
Period - From	01/01/2020	to	31/12/2020	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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	27 Manning Ct WURRUK 3850	\$900,000	13/10/2020
2	98 The Ridge WURRUK 3850	\$890,000	26/11/2020
3	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020

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:

15/02/2021 14:44



# GRAHAM CHALMER





Property Type: Land Land Size: 6926 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$910,000 Median House Price Year ending December 2020: \$580,000

## **Comparable Properties**



27 Manning Ct WURRUK 3850 (VG)

Agent Comments



Price: \$900,000 Method: Sale Date: 13/10/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 14600 sqm approx



98 The Ridge WURRUK 3850 (VG)



Price: \$890,000 Method: Sale Date: 26/11/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 5017 sqm approx



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments

Agent Comments



Price: \$885,000 Method: Private Sale Date: 13/05/2020 Rooms: 11 Property Type: House Land Size: 5230 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.