

# 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

170 Arnup Road, Wurruk Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$829,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Wurruk

Period - From

01/10/2019

to

30/09/2020

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 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	8 Teal La WURRUK 3850	\$865,000	23/01/2020
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

02/12/2020 11:28

170 Arnup Road, Wurruk Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

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**Indicative Selling Price**

\$829,000

**Median House Price**

Year ending September 2020: \$625,000



**Property Type:**

Agent Comments

## Comparable Properties



**8 Teal La WURRUK 3850 (REI/VG)**

Agent Comments



**Price:** \$865,000

**Method:** Private Sale

**Date:** 23/01/2020

**Rooms:** 10

**Property Type:** House

**Land Size:** 50740 sqm approx

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 eighteen months.

**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.