

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

11 Frith Street, Wurruk Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000 & \$363,000

Median sale price

Median price \$780,000 Property Type House Suburb Wurruk

Period - From 22/04/2023 to 21/04/2024 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.

	Address of comparable property	Price	Date of sale
1	24 Jackson Av SALE 3850	\$335,000	04/04/2024
2	227 Dawson St SALE 3850	\$320,000	15/03/2024
3	17 Stead St SALE 3850	\$310,000	24/08/2023

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:

22/04/2024 15:19

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Rooms: 7

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$363,000

Median House Price

22/04/2023 - 21/04/2024: \$780,000

Comparable Properties



24 Jackson Av SALE 3850 (REI)

Agent Comments

4 1 1

Price: \$335,000

Method: Private Sale

Date: 04/04/2024

Property Type: House

Land Size: 635 sqm approx



227 Dawson St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$320,000

Method: Private Sale

Date: 15/03/2024

Property Type: House



17 Stead St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$310,000

Method: Private Sale

Date: 24/08/2023

Property Type: House

Land Size: 543 sqm approx

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