

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

1/14-16 Hickeys Road, Wurruk Vic 3850

Indicative selling price

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

Single price

\$170,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Wurruk

Period - From

22/10/2019

to

21/10/2020

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.

	Address of comparable property	Price	Date of sale
1	4/96 Reeve St SALE 3850	\$188,000	14/06/2019
2	9/35 Stead St SALE 3850	\$163,000	08/04/2020
3	13/495 Raymond St SALE 3850	\$155,000	20/09/2019

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:

22/10/2020 17:14

1/14-16 Hickeys Road, Wurruk Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$170,000

Median House Price

22/10/2019 - 21/10/2020: \$600,000



2 1 1

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



4/96 Reeve St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$188,000

Method: Private Sale

Date: 14/06/2019

Rooms: 4

Property Type: Unit



9/35 Stead St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$163,000

Method: Private Sale

Date: 08/04/2020

Rooms: 5

Property Type: Unit



13/495 Raymond St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$155,000

Method: Private Sale

Date: 20/09/2019

Rooms: 4

Property Type: Unit

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.