

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

8 Fisk Street, Wurruk Vic 3850

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$780,000

Property Type House

Suburb Wurruk

Period - From 01/10/2023

to 30/09/2024

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	11 Frith St WURRUK 3850	\$350,000	16/08/2024
2	16 Wurruk Way WURRUK 3850	\$350,000	05/02/2024
3	9-15 Riverview Rd WURRUK 3850	\$335,000	09/11/2023

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:

21/11/2024 14:56

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Indicative Selling Price

\$370,000

Median House Price

Year ending September 2024: \$780,000



Property Type:

Agent Comments

Comparable Properties



11 Frith St WURRUK 3850 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 16/08/2024

Property Type: House

Land Size: 508 sqm approx



16 Wurruk Way WURRUK 3850 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 664 sqm approx



9-15 Riverview Rd WURRUK 3850 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

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



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