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 8 Fisk Street, Wurruk Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$370,000

Median sale price

Median price	\$780,000	Pro	perty Type Ho	ouse]	Suburb	Wurruk
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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	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



GRAHAM CHALMER

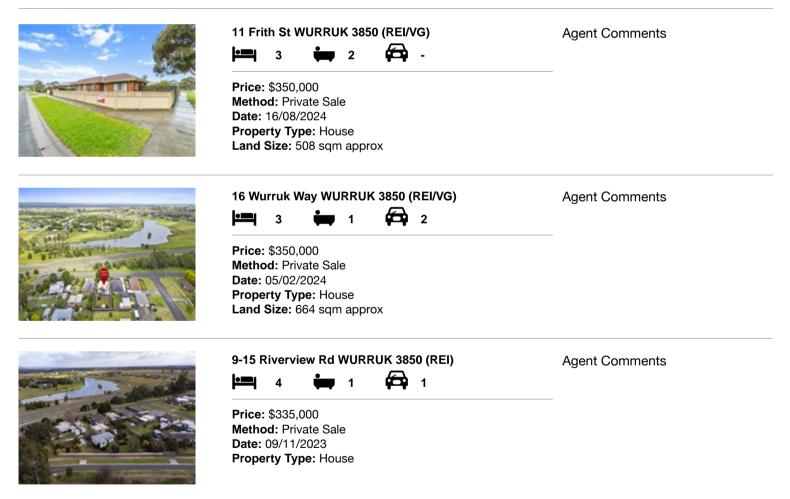




Property Type: Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$370,000 Median House Price Year ending September 2024: \$780,000

Comparable Properties



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



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