

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

25 Counahan Drive, Wurruk Vic 3850

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Wurruk

Period - From

01/07/2020

to

30/06/2021

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	27 Evelyn Dr SALE 3850	\$1,168,935	22/07/2021
2	94 Montgomery St SALE 3850	\$998,000	09/03/2021
3	94 The Ridge WURRUK 3850	\$945,000	04/06/2021

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:

21/09/2021 14:32

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Indicative Selling Price

\$950,000

Median House Price

Year ending June 2021: \$600,000



4 2 6

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



27 Evelyn Dr SALE 3850 (REI)

Agent Comments

5 5 10

Price: \$1,168,935

Method: Private Sale

Date: 22/07/2021

Property Type: House

Land Size: 4512 sqm approx



94 Montgomery St SALE 3850 (VG)

Agent Comments

5 - -

Price: \$998,000

Method: Sale

Date: 09/03/2021

Property Type: House (Res)

Land Size: 2024 sqm approx



94 The Ridge WURRUK 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$945,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 4811 sqm approx

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