

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

7 Gould Street, Wurruk Vic 3850

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Wurruk

Period - From

01/10/2019

to

30/09/2020

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	183 Raglan St SALE 3850	\$319,500	23/09/2020
2	86 Patten St SALE 3850	\$300,000	20/02/2020
3	115 Fitzroy St SALE 3850	\$289,000	23/03/2020

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:

26/10/2020 21:56

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$300,000

Median House Price

Year ending September 2020: \$625,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



183 Raglan St SALE 3850 (REI)

Agent Comments



Price: \$319,500

Method: Private Sale

Date: 23/09/2020

Rooms: 7

Property Type: House



86 Patten St SALE 3850 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 20/02/2020

Property Type: House (Res)

Land Size: 687 sqm approx



115 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$289,000

Method: Private Sale

Date: 23/03/2020

Rooms: 7

Property Type: House

Land Size: 674 sqm approx