

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

93 The Ridge, Wurruk Vic 3850

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$580,000 Property Type House Suburb Wurruk

Period - From 01/01/2020 to 31/12/2020 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	18 Sovereign Dr WURRUK 3850	\$865,000	03/09/2020
2	97 Sovereign Dr WURRUK 3850	\$790,000	05/02/2020
3	117 Sovereign Dr WURRUK 3850	\$750,000	28/10/2019

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:

24/02/2021 11:35

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$790,000 - \$869,000

Median House Price

Year ending December 2020: \$580,000



Property Type:

Agent Comments

Comparable Properties



18 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 03/09/2020

Rooms: 13

Property Type: House

Land Size: 4003 sqm approx



97 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 05/02/2020

Rooms: 8

Property Type: House

Land Size: 4202 sqm approx



117 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 28/10/2019

Rooms: 10

Property Type: House

Land Size: 4269 sqm approx