

# 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

10 Wirra Mirra Drive, Wurruk Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$409,500

### Median sale price

Median price

\$439,500

Property Type

House

Suburb

Wurruk

Period - From

01/10/2021

to

30/09/2022

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	29 Railway Cr WURRUK 3850	\$415,000	02/06/2022
2	22 Gould St WURRUK 3850	\$400,000	18/08/2021
3	17 Macarthur St SALE 3850	\$400,000	05/08/2021

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:

09/12/2022 15:54

10 Wirra Mirra Drive, Wurruk Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$409,500

**Median House Price**

Year ending September 2022: \$439,500



4   2   3

**Property Type:** House

**Agent Comments**

## Comparable Properties



**29 Railway Cr WURRUK 3850 (REI)**

**Agent Comments**

3   2   4

**Price:** \$415,000

**Method:** Private Sale

**Date:** 02/06/2022

**Property Type:** House

**Land Size:** 662 sqm approx



**22 Gould St WURRUK 3850 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$400,000

**Method:** Private Sale

**Date:** 18/08/2021

**Property Type:** House

**Land Size:** 668 sqm approx

**17 Macarthur St SALE 3850 (VG)**

**Agent Comments**

3   -   -

**Price:** \$400,000

**Method:** Sale

**Date:** 05/08/2021

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

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



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