### 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 andpostcode

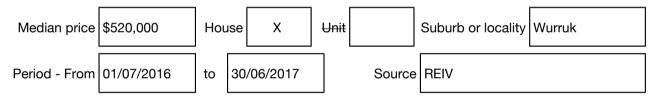
29 Reid Drive, Wurruk Vic 3850

#### Indicative selling price

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

Single price \$425,000

#### Median sale price



#### 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 eighteen 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	4 Sovereign Dr WURRUK 3850	\$495,000	13/05/2016
2	57 Sovereign Dr WURRUK 3850	\$480,000	12/09/2016
3	87 Cemetery Rd SALE 3850	\$410,000	08/02/2017

#### 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 eighteen months.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## GRAHAM CHALMER





Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 13353 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$425,000 Median House Price Year ending June 2017: \$520,000

## **Comparable Properties**

4 Sovereign Dr WURRUK 3850 (REI/VG) 5 2 2 4 Price: \$495,000 Method: Private Sale Date: 13/05/2016 Rooms: - Property Type: House Land Size: 4856 sqm approx	Agent Comments
57 Sovereign Dr WURRUK 3850 (REI/VG) 4 2 2 2 Price: \$480,000 Method: Private Sale Date: 12/09/2016 Rooms: - Property Type: House Land Size: 4047 sqm approx	Agent Comments
87 Cemetery Rd SALE 3850 (REI/VG) 3 2 2 4 Price: \$410,000 Method: Private Sale Date: 08/02/2017 Rooms: 9 Property Type: House Land Size: 1525 sqm approx	Agent Comments

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