

# 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

110 Sovereign 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 \$1,100,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	82 Fisks La PEARSONDALE 3851	\$1,400,000	21/09/2023
2	21 Hilltop Av WURRUK 3850	\$1,200,000	13/10/2022
3	142 Tylers Rd PEARSONDALE 3851	\$1,175,000	30/01/2023

**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:

02/03/2024 10:51

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**  
\$1,100,000

**No median price available**



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 3889 sqm approx  
**Agent Comments**

## Comparable Properties

**82 Fisks La PEARSONDALE 3851 (VG)**

**Agent Comments**



**Price:** \$1,400,000

**Method:** Sale

**Date:** 21/09/2023

**Property Type:** Mixed Farming/Grazing (with structural improvements)

**Land Size:** 540000 sqm approx

**21 Hilltop Av WURRUK 3850 (VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Sale

**Date:** 13/10/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 26000 sqm approx



**142 Tylers Rd PEARSONDALE 3851 (REI/VG)**

**Agent Comments**



**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 30/01/2023

**Property Type:** House

**Land Size:** 9712.46 sqm approx

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