Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5/16 Hickeys Road, Wurruk Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$239,000					
Median sale price						

Median price	\$800,000	Pro	perty Type	House		Suburb	Wurruk
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	2/74 Marley St SALE 3850	\$245,000	28/02/2023
2	3/5 Foster St SALE 3850	\$230,000	16/03/2023
3	7/110 Fitzroy St SALE 3850	\$225,000	25/07/2023

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:

17/06/2024 17:44



5/16 Hickeys Road, Wurruk Vic 3850

GRAHAM CHALMER

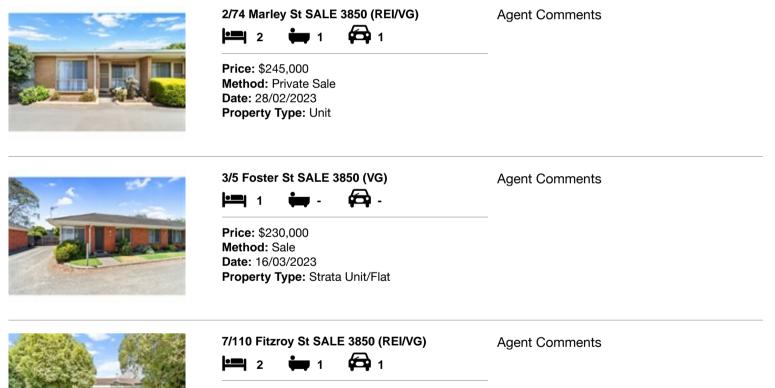


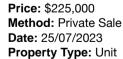


Property Type: Flat/Unit/Apartment (Res) Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$239,000 Median House Price Year ending March 2024: \$800,000

Comparable Properties





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

propertydata



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