

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

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

Property 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.

	Address 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

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Indicative Selling Price
\$239,000

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



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



2/74 Marley St SALE 3850 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 28/02/2023
Property Type: Unit



3/5 Foster St SALE 3850 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 16/03/2023
Property Type: Strata Unit/Flat



7/110 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 25/07/2023
Property Type: Unit

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