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 Eremin Court, Wurruk Vic 3850

Indicative selling price

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

Single price | $675,000

Median sale price

| Median price | $371,500 | Property Type | House | Suburb | Wurruk |

| Period - From | 16/09/2018 | to | 15/09/2019 | 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	12 Rhodes Dr SALE 3850	$648,000	16/11/2018
2	26 Sovereign Dr WURRUK 3850	$617,000	27/04/2018
3	74 Sovereign Dr WURRUK 3850	$600,000	20/02/2019

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: | 16/09/2019 12:04

CONSUMER AFFAIRS VICTORIA

GRAHAM CHALMER
PTY. LTD.

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Property Type:

Agent Comments

Indicative Selling Price
$675,000
Median House Price
16/09/2018 - 15/09/2019: $371,500

Comparable Properties

12 Rhodes Dr SALE 3850 (REI/VG)

🛏 7   🛁 3   🚗 3

Price: $648,000
Method: Private Sale
Date: 16/11/2018
Rooms: 13
Property Type: House
Land Size: 5146 sqm approx

Agent Comments

26 Sovereign Dr WURRUK 3850 (REI/VG)

🛏 5   🛁 2   🚗 6

Price: $617,000
Method: Private Sale
Date: 27/04/2018
Rooms: 10
Property Type: House
Land Size: 6886 sqm approx

Agent Comments

74 Sovereign Dr WURRUK 3850 (REI/VG)

🛏 4   🛁 2   🚗 3

Price: $600,000
Method: Private Sale
Date: 20/02/2019
Rooms: 7
Property Type: House
Land Size: 4300 sqm approx

Agent Comments

REIV   propertydata.com.au