

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

44 Overend Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$319,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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	16 Hyland Ct SALE 3850	\$318,000	31/08/2022
2	21 Mccole St SALE 3850	\$310,000	05/09/2022
3	22 Overend Cr SALE 3850	\$300,000	28/03/2022

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:

01/05/2023 17:00

Ferg Horan

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Indicative Selling Price

\$319,000

Median House Price

March quarter 2023: \$472,500



3 1 1

Property Type: House

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



16 Hyland Ct SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$318,000

Method: Private Sale

Date: 31/08/2022

Property Type: House

Land Size: 655 sqm approx



21 Mccole St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$310,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 587 sqm approx



22 Overend Cr SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$300,000

Method: Private Sale

Date: 28/03/2022

Property Type: House

Land Size: 611 sqm approx

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