

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

9 Swan Lake Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$326,250

Property Type

House

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

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	13 Glebe Dr SALE 3850	\$722,000	21/11/2018
2	12 Brolga PI SALE 3850	\$665,000	31/01/2019
3	173 Stawell St SALE 3850	\$639,000	01/07/2019

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:

19/11/2019 14:37

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Indicative Selling Price

\$599,950

Median House Price

Year ending September 2019: \$326,250



Property Type: Land

Land Size: 829 sqm approx

Agent Comments

Comparable Properties



13 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$722,000

Method: Private Sale

Date: 21/11/2018

Rooms: 9

Property Type: House

Land Size: 1297 sqm approx



12 Brolga Pl SALE 3850 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 31/01/2019

Rooms: 7

Property Type: House

Land Size: 1300 sqm approx



173 Stawell St SALE 3850 (REI)

Agent Comments



Price: \$639,000

Method: Private Sale

Date: 01/07/2019

Rooms: 9

Property Type: House

Land Size: 828 sqm approx