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

10 Rebecca Drive, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$480,000		&		\$495,000					
Median sale pr	rice									
Median price	\$492,940	Pro	operty Type	Hou	se		Suburb	Sale		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Rebecca Dr SALE 3850	\$535,000	09/09/2024
2	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
3	11 Rebecca Dr SALE 3850	\$570,000	28/08/2023

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.

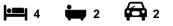
This Statement of Information was prepared on:

09/12/2024 08:40



GRAHAM CHALMER



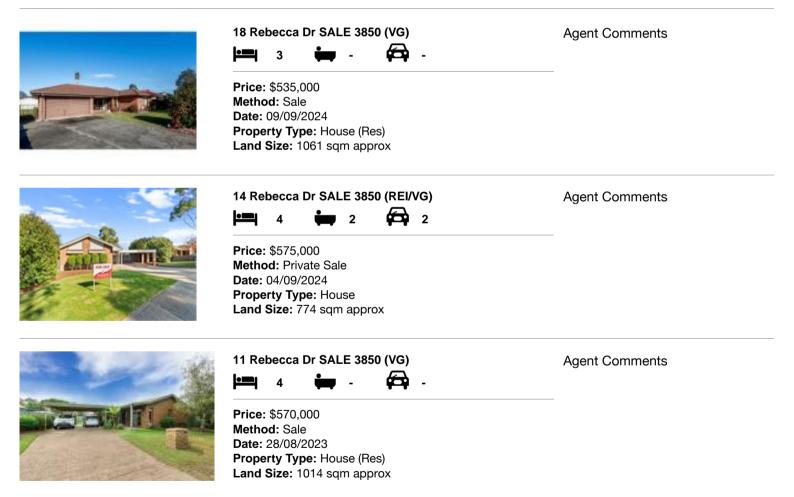


Property Type: House **Land Size:** 774 sqm approx Agent Comments 0417 123 162 fhoran@chalmer.com.au **Indicative Selling Price** \$480,000 - \$495,000

Ferg Horan 5144 4333

Median House Price Year ending September 2024: \$492,940

Comparable Properties



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



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