

# 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 Callistemon Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$769,950

### Median sale price

Median price

\$485,000

Property Type

House

Suburb

Sale

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	83 Stevens St SALE 3850	\$800,000	16/06/2023
2	2 Brolga PI SALE 3850	\$780,000	23/10/2023
3	9 Thornton Ct SALE 3850	\$760,000	10/11/2022

**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:

16/04/2024 15:12



4 2 2

**Property Type:** House  
**Land Size:** 840 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$769,950

**Median House Price**  
 Year ending March 2024: \$485,000

## Comparable Properties



**83 Stevens St SALE 3850 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 16/06/2023  
**Property Type:** House  
**Land Size:** 1449 sqm approx



**2 Brolga Pl SALE 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** House  
**Land Size:** 1289 sqm approx



**9 Thornton Ct SALE 3850 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 10/11/2022  
**Property Type:** House  
**Land Size:** 910 sqm approx

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