Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb or locality and postcode

20 Evelyn Drive, Sale Vic 3850

Indicative selling price

Period - From 01/07/2023

For the meaning	of this price see	e consumer.vic.go	v.au/underquo	ting				
Single pric	e \$1,130,000							
Median sale price								
Median price	\$486,250	Property Type	House	Suburb	Sale			

30/06/2024

Comparable property sales (*Delete A or B below as applicable)

to

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	76 The Ridge WURRUK 3850	\$1,010,000	14/03/2024
2	9 Evelyn Dr SALE 3850	\$1,130,000	15/12/2023
3	21 Evelyn Dr SALE 3850	\$1,400,000	28/02/2023

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:

13/08/2024 13:05



20 Evelyn Drive, Sale Vic 3850

GRAHAM CHALMER

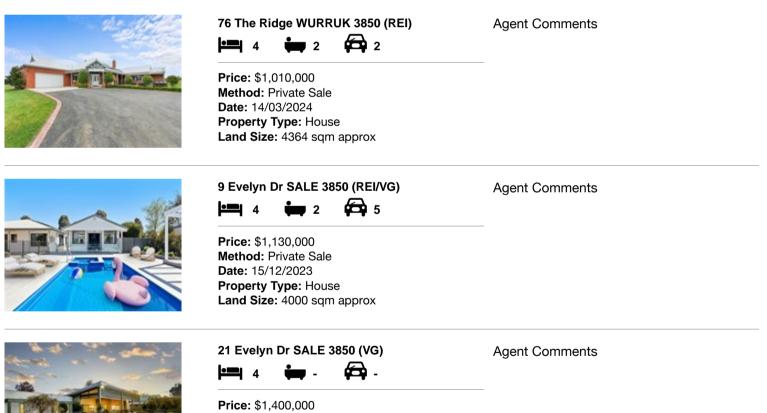


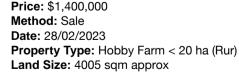


Property Type: House Land Size: 2000 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$1,130,000 Median House Price Year ending June 2024: \$486,250

Comparable Properties





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



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