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

8 Wynd Street, Sale Vic 3850

Indicative selling price

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

Single price | $589,000

Median sale price

Median price	$475,000	Property Type	House	Suburb	Sale
Period - From	01/01/2024	to	31/12/2024	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	34 Swan Lake Dr SALE 3850	$610,000	20/06/2024
2	29 Glebe Dr SALE 3850	$595,000	21/03/2024
3	24 Wallace St SALE 3850	$595,000	07/09/2023

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: 17/02/2025 15:43

CONSUMER AFFAIRS VICTORIA

8 Wynd Street, Sale Vic 3850

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$589,000
Median House Price
Year ending December 2024: $475,000

Comparable Properties

34 Swan Lake Dr SALE 3850 (REI/VG)

🛏 4   🛁 2   🚗 3

Price: $610,000
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 671 sqm approx

Agent Comments

29 Glebe Dr SALE 3850 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $595,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments

24 Wallace St SALE 3850 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $595,000
Method: Private Sale
Date: 07/09/2023
Property Type: House
Land Size: 700 sqm approx

Agent Comments

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