

# 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

15 Wellington Drive, 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

\$599,000

### Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

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	47 Coverdale Dr SALE 3850	\$615,000	21/09/2023
2	76 Inglis St SALE 3850	\$605,000	28/03/2024
3	1 Wellington Dr SALE 3850	\$585,000	23/11/2023

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:

24/06/2024 17:45

15 Wellington Drive, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Sarah Bedggood

5144 4333

0400 614 669

sarahb@chalmer.com.au

**Indicative Selling Price**

\$599,000

**Median House Price**

March quarter 2024: \$490,880



 4  2  1

**Rooms:** 6

**Property Type:** House

**Land Size:** 800 sqm approx

**Agent Comments**

## Comparable Properties



**47 Coverdale Dr SALE 3850 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$615,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** House

**Land Size:** 858 sqm approx



**76 Inglis St SALE 3850 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$605,000

**Method:** Sale

**Date:** 28/03/2024

**Property Type:** House (Res)

**Land Size:** 1221 sqm approx



**1 Wellington Dr SALE 3850 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$585,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** House

**Land Size:** 800 sqm approx

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



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