

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

5 Antares Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$639,950

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

31/03/2023

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	13-15 Lansdowne St SALE 3850	\$745,000	03/03/2023
2	95 Inglis St SALE 3850	\$680,000	02/12/2022
3	1 Araluen Dr SALE 3850	\$645,000	16/03/2022

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:

20/05/2023 10:31

Victoria Cook

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Indicative Selling Price

\$639,950

Median House Price

Year ending March 2023: \$500,000



5 3 2

Property Type: House

Land Size: 857 sqm approx

Agent Comments

Comparable Properties



13-15 Lansdowne St SALE 3850 (REI)

Agent Comments

5 3 4

Price: \$745,000

Method: Private Sale

Date: 03/03/2023

Property Type: House

Land Size: 855 sqm approx



95 Inglis St SALE 3850 (REI/VG)

Agent Comments

5 3 4

Price: \$680,000

Method: Private Sale

Date: 02/12/2022

Property Type: House

Land Size: 800 sqm approx



1 Araluen Dr SALE 3850 (REI/VG)

Agent Comments

5 3 6

Price: \$645,000

Method: Private Sale

Date: 16/03/2022

Property Type: House

Land Size: 836 sqm approx