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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5 Antares Avenue, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$639,950							
Median sale p	rice							
Median price	\$500,000	Property Type	House	Suburb	Sale			
Period - From	01/04/2022	to 31/03/2023	s S	ource 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.

Ade	dress 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:

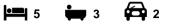
20/05/2023 10:31



5 Antares Avenue, Sale Vic 3850

GRAHAM CHALMER

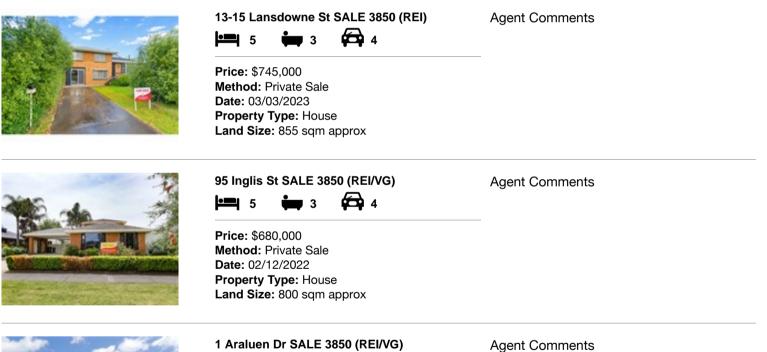




Property Type: House Land Size: 857 sqm approx Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$639,950 Median House Price Year ending March 2023: \$500,000

Comparable Properties





Price: \$645,000 Method: Private Sale Date: 16/03/2022 Property Type: House Land Size: 836 sqm approx

3

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

- 5





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

6

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.