### 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 6 Casuarina Court, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Single pric	e \$729,000							
Median sale p	rice							
Median price	\$460,000	Pro	operty Type	House			Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		Sc	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	20 Dundas St SALE 3850	\$735,500	18/10/2024
2	10 Callistemon Ct SALE 3850	\$745,000	22/07/2024
3	1 Cantwell Dr SALE 3850	\$722,500	21/06/2024

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:

01/02/2025 11:23



# GRAHAM CHALMER

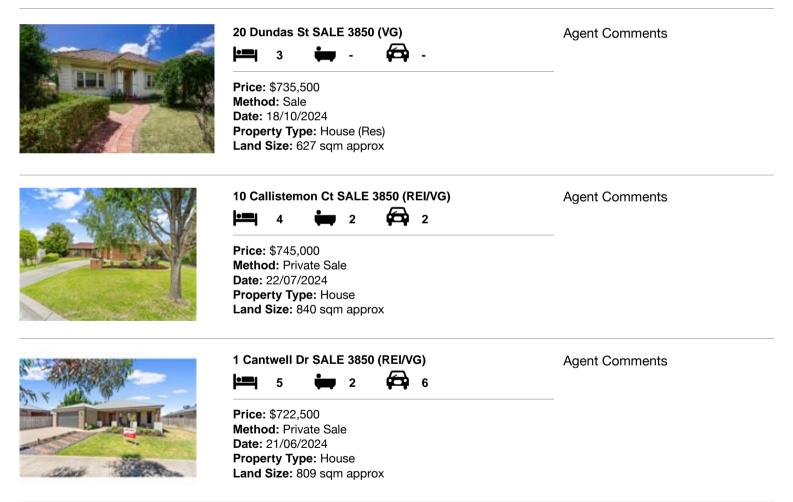




Property Type: House Land Size: 891 sqm approx Agent Comments Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$729,000 Median House Price December quarter 2024: \$460,000

## **Comparable Properties**



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



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