

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

lot 108 Swan Lake Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$789,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	9 Page Ct SALE 3850	\$820,000	01/06/2021
2	88 Elgin St SALE 3850	\$775,000	01/07/2021
3	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022

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:

27/07/2022 14:26

lot 108 Swan Lake Drive, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$789,000

Median House Price

June quarter 2022: \$550,000



Property Type:

Agent Comments

Comparable Properties



9 Page Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 01/06/2021

Property Type: House

Land Size: 1073 sqm approx



88 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 01/07/2021

Property Type: House

Land Size: 999 sqm approx



33 Swan Lake Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 12/01/2022

Property Type: House

Land Size: 805 sqm approx

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



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.

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.