Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	lot 108 Swan Lake Drive, Sale Vic 3850
Including suburb or	
locality and postcode	

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	Pro	perty 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

Address of comparable property		1 1100	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



Date of sale



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

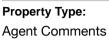
> **Indicative Selling Price** \$789,000 **Median House Price**

June quarter 2022: \$550,000









Comparable Properties



9 Page Ct SALE 3850 (REI/VG)



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Price: \$820,000 Method: Private Sale Date: 01/06/2021 Property Type: House Land Size: 1073 sqm approx **Agent Comments**



88 Elgin St SALE 3850 (REI/VG)







Price: \$775,000 Method: Private Sale Date: 01/07/2021 Property Type: House Land Size: 999 sqm approx **Agent Comments**



33 Swan Lake Dr SALE 3850 (REI/VG)

3





Price: \$755,000 Method: Private Sale Date: 12/01/2022 Property Type: House Land Size: 805 sqm approx Agent Comments

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



