

# 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

10 Araluen Drive, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

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	15 Araluen Dr SALE 3850	\$550,000	31/08/2023
2	15 Leahe Cl SALE 3850	\$530,000	22/05/2024
3	35 Hutchison St SALE 3850	\$520,000	14/03/2024

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:

03/06/2024 17:28

10 Araluen Drive, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$525,000

**Median House Price**

March quarter 2024: \$490,880



 3    2    4

**Property Type:** House

**Agent Comments**

## Comparable Properties



**15 Araluen Dr SALE 3850 (VG)**

**Agent Comments**

 4    -    -

**Price:** \$550,000

**Method:** Sale

**Date:** 31/08/2023

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**15 Leahe CI SALE 3850 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$530,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** House

**Land Size:** 1037 sqm approx



**35 Hutchison St SALE 3850 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$520,000

**Method:** Sale

**Date:** 14/03/2024

**Property Type:** House (Res)

**Land Size:** 1002 sqm approx

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



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