

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

4 Kylie Court, Sale Vic 3850

Indicative selling price

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

Single price \$499,950

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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 Glebe Dr SALE 3850	\$530,000	09/11/2022
2	10 Krista Ct SALE 3850	\$529,000	01/09/2022
3	31 Glebe Dr SALE 3850	\$528,500	06/04/2023

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:

11/01/2024 12:27

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$499,950

Median House Price

Year ending September 2023: \$480,000



 3  2  3

Property Type: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties

9 Glebe Dr SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$530,000

Method: Sale

Date: 09/11/2022

Property Type: House (Res)

Land Size: 931 sqm approx



10 Krista Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$529,000

Method: Private Sale

Date: 01/09/2022

Property Type: House

Land Size: 978 sqm approx



31 Glebe Dr SALE 3850 (REI/VG)

Agent Comments

 3  2  2

Price: \$528,500

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 544 sqm approx