

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

14 Stafford Drive, Sale Vic 3850

Indicative selling price

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

Range between \$840,000 & \$870,000

Median sale price

Median price \$480,000 Property Type House Suburb Sale

Period - From 01/01/2023 to 31/12/2023 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	178-180 Macalister St SALE 3850	\$898,000	15/12/2023
2	8 Valetta St SALE 3850	\$882,500	08/06/2023
3	10 Page Ct SALE 3850	\$867,500	12/10/2023

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:

23/01/2024 15:10

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Indicative Selling Price

\$840,000 - \$870,000

Median House Price

Year ending December 2023: \$480,000



3 2 6

Property Type: House

Land Size: 1296 sqm approx

Agent Comments

Comparable Properties



178-180 Macalister St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$898,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 941 sqm approx



8 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$882,500

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 1363 sqm approx



10 Page Ct SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$867,500

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 1121 sqm approx

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