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	13 Jackson Avenue, Sale Vic 3850

Indicative selling price

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

Single price	$330,000

Median sale price

Median price	$480,000	Property Type	House	Suburb	Sale
Period - From	01/10/2022	to	31/12/2022	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	16 Glomar Gr SALE 3850	$339,000	10/01/2022
2	2 Chalmer Ct SALE 3850	$338,000	24/04/2022
3	40 Bowman Dr SALE 3850	$333,000	27/05/2022

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:	02/02/2023 15:40

GRAHAM CHALMER
PTY. LTD.

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Rooms: 5
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$330,000
Median House Price
December quarter 2022: $480,000

Comparable Properties

16 Glomar Gr SALE 3850 (VG)

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Price: $339,000
Method: Sale
Date: 10/01/2022
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

2 Chalmer Ct SALE 3850 (VG)

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Price: $338,000
Method: Sale
Date: 24/04/2022
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

40 Bowman Dr SALE 3850 (REI/VG)

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Price: $333,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 574 sqm approx

Agent Comments

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

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THE DIFFERENCE

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