Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6 Speechley Court, 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	\$389,500

Median sale price

Median price	\$472,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2023	to	31/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/112 Marley St SALE 3850	\$395,000	16/11/2022
2	2/490 Raymond St SALE 3850	\$395,000	19/01/2022
3	1/140 Market St SALE 3850	\$393,000	05/10/2022

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:	10/05/2023 15:07





Chris Morrison 0351439206

Indicative Selling Price \$389,500 **Median House Price**

March quarter 2023: \$472,500

0419381832 cimorrison@chalmer.com.au





Property Type: House Land Size: 584 sqm approx **Agent Comments**

Comparable Properties



2/112 Marley St SALE 3850 (VG)

- 2

Price: \$395,000 Method: Sale Date: 16/11/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2/490 Raymond St SALE 3850 (VG)

└── 2



Price: \$395,000 Method: Sale Date: 19/01/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/140 Market St SALE 3850 (VG)

= 3

Price: \$393,000 Method: Sale Date: 05/10/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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





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