

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

40 Bowman Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$349,950

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	29 Stead St SALE 3850	\$435,000	17/01/2022
2	234 Guthridge Pde SALE 3850	\$395,000	19/01/2022
3	9 Valentine Cr SALE 3850	\$358,000	08/09/2021

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:

02/02/2022 07:52

40 Bowman Drive, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$349,950

Median House Price

December quarter 2021: \$442,000



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



29 Stead St SALE 3850 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 17/01/2022

Property Type: House



234 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 19/01/2022

Property Type: House



9 Valentine Cr SALE 3850 (VG)

Agent Comments



Price: \$358,000

Method: Sale

Date: 08/09/2021

Property Type: House (Res)

Land Size: 763 sqm approx

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



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