### Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 6 Kestrel Court, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$1,250,000									
Median sale p	rice									
Median price	\$480,000	Property Type House				Suburb	Sale			
Period - From	01/04/2023	to	30/06/2023		Sou	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

04/10/2023 10:13



6 Kestrel Court, Sale Vic 3850

# GRAHAM CHALMER





Property Type: House Land Size: 4948 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$1,250,000 Median House Price June quarter 2023: \$480,000

## **Comparable Properties**

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 eighteen months.

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





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