Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 5 Canopus 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 \$537,500

Median sale price

| Median price | \$505,000 | Pro | perty Type | House | | Suburb | Sale |
|---------------|------------|-----|------------|-------|--------|--------|------|
| Period - From | 01/01/2022 | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|------------------------------|-----------|--------------|
| 1 | 3 Debora Ct SALE 3850 | \$605,000 | 09/12/2022 |
| 2 | 3 Melaleuca Ct SALE 3850 | \$582,500 | 05/07/2022 |
| 3 | 4 Woodburne Dr SALE 3850 | \$541,000 | 18/10/2022 |

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: | 23/02/2023 17:20 |
|--|------------------|



Date of sale



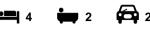
Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

> **Indicative Selling Price** \$537,500

Median House Price

Year ending December 2022: \$505,000





Property Type: House Land Size: 850 sqm approx **Agent Comments**

Comparable Properties



3 Debora Ct SALE 3850 (VG)

Price: \$605.000 Method: Sale Date: 09/12/2022

Property Type: House (Res) Land Size: 1188 sqm approx **Agent Comments**



3 Melaleuca Ct SALE 3850 (REI/VG)

Price: \$582,500 Method: Private Sale Date: 05/07/2022 Property Type: House Land Size: 692 sqm approx **Agent Comments**



4 Woodburne Dr SALE 3850 (VG)

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Price: \$541,000 Method: Sale Date: 18/10/2022

Property Type: House (Res) Land Size: 813 sqm approx

Agent Comments

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



