

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

5 Canopus Court, Sale Vic 3850

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

Property 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	Price	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

Victoria Cook

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Indicative Selling Price

\$537,500

Median House Price

Year ending December 2022: \$505,000



4 2 2

Property Type: House

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



3 Debora Ct SALE 3850 (VG)

4 - -

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)

4 2 4

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)

4 - -

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