

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

2 Sandra Court, Sale Vic 3850

Indicative selling price

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

Range between \$540,000

&

\$569,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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.

	Address of comparable property	Price	Date of sale
1	4 Casuarina Ct SALE 3850	\$550,000	24/05/2023
2	15 Helen Cr SALE 3850	\$525,000	29/08/2023
3	4 Julie Ct SALE 3850	\$505,000	02/12/2022

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:

09/11/2023 10:58



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Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price

\$540,000 - \$569,000

Median House Price

Year ending September 2023: \$480,000

Comparable Properties



4 Casuarina Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 1181 sqm approx



15 Helen Cr SALE 3850 (REI/VG)

Agent Comments

3 1 6

Price: \$525,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 741 sqm approx



4 Julie Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 811 sqm approx

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