### 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 Melanie Court, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$569,000									
Median sale price										
Median price	\$492,940	Pro	operty Type Hou	se		Suburb	Sale			
Period - From	01/10/2023	to	30/09/2024	So	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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Page Ct SALE 3850	\$580,000	19/06/2024
2	16 Redgum Ct SALE 3850	\$565,000	18/06/2024
3	30 Krista Ct SALE 3850	\$589,000	05/05/2023

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.

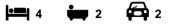
This Statement of Information was prepared on:

21/10/2024 16:24



# GRAHAM CHALMER





**Property Type:** House Land Size: 794 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$569,000 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



3 Page Ct SALE 3850 (REI/VG)

Price: \$580,000 Method: Private Sale Date: 19/06/2024 Property Type: House Land Size: 699 sqm approx

16 Redgum Ct SALE 3850 (REI)

**6** 2

Agent Comments

Agent Comments



Price: \$565,000 Method: Private Sale Date: 18/06/2024 Property Type: House Land Size: 675 sqm approx

**-** 3



30 Krista Ct SALE 3850 (REI/VG)

Agent Comments

Price: \$589,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 1056 sqm approx

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



propertydata

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