

# 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

9 Burling Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$699,000 & \$729,000

### Median sale price

Median price \$486,250 Property Type House Suburb Sale

Period - From 01/07/2023 to 30/06/2024 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	89 Cemetery Rd SALE 3850	\$775,000	05/09/2024
2	1 Cantwell Dr SALE 3850	\$722,500	21/06/2024
3	5 Osborne St SALE 3850	\$715,000	10/11/2023

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:

05/10/2024 08:21

Ferg Horan

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**Indicative Selling Price**

\$699,000 - \$729,000

**Median House Price**

Year ending June 2024: \$486,250



5   2   4

**Property Type:** House

Agent Comments

## Comparable Properties



**89 Cemetery Rd SALE 3850 (REI)**

Agent Comments

4   2   4

**Price:** \$775,000

**Method:** Private Sale

**Date:** 05/09/2024

**Property Type:** House

**Land Size:** 1525 sqm approx



**1 Cantwell Dr SALE 3850 (REI/VG)**

Agent Comments

5   2   6

**Price:** \$722,500

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** House

**Land Size:** 809 sqm approx



**5 Osborne St SALE 3850 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** House

**Land Size:** 806 sqm approx

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



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