

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

10 Chalmer Court, Sale Vic 3850

Indicative selling price

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

Single price

\$329,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	7 Pine Gr SALE 3850	\$339,000	20/10/2022
2	2 Chalmer Ct SALE 3850	\$338,000	24/04/2022
3	57 Jackson Av SALE 3850	\$323,000	10/10/2022

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:

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Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$329,000

Median House Price

September quarter 2022: \$472,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



7 Pine Gr SALE 3850 (REI)

Agent Comments



Price: \$339,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

2 Chalmer Ct SALE 3850 (VG)

Agent Comments



Price: \$338,000

Method: Sale

Date: 24/04/2022

Property Type: House (Res)

Land Size: 608 sqm approx



57 Jackson Av SALE 3850 (REI/VG)

Agent Comments



Price: \$323,000

Method: Private Sale

Date: 10/10/2022

Property Type: House

Land Size: 662 sqm approx