

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

11 Relph Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$629,000

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	27 Relph Av SALE 3850	\$640,000	15/10/2021
2	3 Bronzewing Gr SALE 3850	\$640,000	22/11/2021
3	20 Surkitt Blvd SALE 3850	\$625,000	05/05/2021

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:

20/10/2022 16:17

11 Relph Avenue, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$629,000

Median House Price

September quarter 2022: \$472,500



Property Type: Land

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



27 Relph Av SALE 3850 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 808 sqm approx



3 Bronzewing Gr SALE 3850 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 820 sqm approx



20 Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/05/2021

Property Type: House

Land Size: 732 sqm approx

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



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