

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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	26 Wallace St SALE 3850	\$640,000	25/05/2023
2	11 Relph Av SALE 3850	\$629,000	22/12/2022
3	24 Wallace St SALE 3850	\$595,000	07/09/2023

**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:

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**Indicative Selling Price**

\$540,000

**Median House Price**

Year ending June 2023: \$480,000



4 2 2

**Property Type:** House

**Land Size:** 630 sqm approx

Agent Comments

## Comparable Properties



**26 Wallace St SALE 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** House

**Land Size:** 700 sqm approx



**11 Relph Av SALE 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$629,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** House

**Land Size:** 680 sqm approx



**24 Wallace St SALE 3850 (REI)**

Agent Comments

4 2 2

**Price:** \$595,000

**Method:** Private Sale

**Date:** 07/09/2023

**Property Type:** House

**Land Size:** 700 sqm approx

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