

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

5 Chalmer Court, Sale Vic 3850

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	5 Mark Av SALE 3850	\$350,000	19/02/2021
2	11 Cartledge Way SALE 3850	\$342,500	22/06/2021
3	1 Trood St SALE 3850	\$340,000	24/09/2021

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:

11/10/2021 10:31



Property Type: House (Previously Occupied - Detached)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$349,000

Median House Price
June quarter 2021: \$392,250

Comparable Properties

5 Mark Av SALE 3850 (VG)



Agent Comments

Price: \$350,000
Method: Sale
Date: 19/02/2021
Property Type: House (Res)
Land Size: 885 sqm approx



11 Cartledge Way SALE 3850 (REI/VG)



Agent Comments

Price: \$342,500
Method: Private Sale
Date: 22/06/2021
Property Type: House
Land Size: 562 sqm approx



1 Trood St SALE 3850 (REI)



Agent Comments

Price: \$340,000
Method: Private Sale
Date: 24/09/2021
Property Type: House