

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

3 Fabian Place, Sale Vic 3850

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$405,000

Property Type House

Suburb Sale

Period - From 01/10/2020

to 31/12/2020

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	19 Thornley Ct SALE 3850	\$475,000	17/09/2020
2	19 Mark Av SALE 3850	\$470,000	03/09/2020
3	17 Pelican Ct SALE 3850	\$465,000	18/09/2020

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:

17/03/2021 09:55

3 Fabian Place, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$475,000

Median House Price

December quarter 2020: \$405,000



4 2 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties

19 Thornley Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$475,000

Method: Sale

Date: 17/09/2020

Property Type: House (Res)

Land Size: 797 sqm approx



19 Mark Av SALE 3850 (VG)

Agent Comments

4 - -

Price: \$470,000

Method: Sale

Date: 03/09/2020

Property Type: House (Res)

Land Size: 1004 sqm approx



17 Pelican Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$465,000

Method: Sale

Date: 18/09/2020

Property Type: House (Res)

Land Size: 833 sqm approx

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