

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

8 Clancy Court, Sale Vic 3850

Indicative selling price

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

Single price \$339,500

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 31/12/2022

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	2a Weir St SALE 3850	\$350,000	28/02/2022
2	14 Weir St SALE 3850	\$338,000	23/08/2021
3	35 Inglis St SALE 3850	\$330,000	18/08/2021

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:

24/01/2023 11:34

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Indicative Selling Price

\$339,500

Median House Price

December quarter 2022: \$480,000



2 1 3

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



2a Weir St SALE 3850 (REI)

2 1 1

Price: \$350,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Agent Comments



14 Weir St SALE 3850 (REI/VG)

3 1 2

Price: \$338,000

Method: Private Sale

Date: 23/08/2021

Property Type: House

Land Size: 665 sqm approx

Agent Comments



35 Inglis St SALE 3850 (VG)

3 - -

Price: \$330,000

Method: Sale

Date: 18/08/2021

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

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