

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

202 Gibsons Road, Sale Vic 3850

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to

30/06/2023

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	150 Crofts Rd COBAINS 3851	\$1,510,000	15/11/2022
2	62 Crofts Rd COBAINS 3851	\$1,500,000	22/11/2022
3	21 Evelyn Dr SALE 3850	\$1,400,000	26/04/2023

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:

09/08/2023 15:09

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

June quarter 2023: \$480,000



6 5 3

Property Type: House

Land Size: 96100 sqm approx

Agent Comments

Comparable Properties



150 Crofts Rd COBAINS 3851 (VG)

Agent Comments

3 - -

Price: \$1,510,000

Method: Sale

Date: 15/11/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 27800 sqm approx



62 Crofts Rd COBAINS 3851 (REI/VG)

Agent Comments

4 3 10

Price: \$1,500,000

Method: Private Sale

Date: 22/11/2022

Property Type: Livestock (Rur)

Land Size: 250905 sqm approx



21 Evelyn Dr SALE 3850 (REI)

Agent Comments

5 2 9

Price: \$1,400,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

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