

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

4 Wharf Court, Sale Vic 3850

Indicative selling price

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

Range between

\$490,000

&

\$525,000

Median sale price

Median price

\$531,000

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

31/12/2023

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	9 Canopus Ct SALE 3850	\$527,000	24/10/2023
2	3 Acacia Ct SALE 3850	\$505,000	05/02/2024
3	3 Leahe CI SALE 3850	\$490,880	02/02/2024

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:

07/03/2024 07:43

Victoria Cook

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Indicative Selling Price

\$490,000 - \$525,000

Median House Price

December quarter 2023: \$531,000



3 2 2

Property Type: House

Land Size: 872 sqm approx

Agent Comments

Comparable Properties



9 Canopus Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$527,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 922 sqm approx



3 Acacia Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 829 sqm approx



3 Leahe CI SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$490,880

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 698 sqm approx

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