

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 Kestrel Court, Sale Vic 3850

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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	134 Somerton Park Rd SALE 3850	\$1,265,000	21/12/2021
2	5 Evelyn Dr SALE 3850	\$1,085,000	15/09/2022
3	9 Millicent Ct SALE 3850	\$1,030,000	08/03/2022

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:

05/06/2023 09:43

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$1,150,000

Median House Price
March quarter 2023: \$472,500



Property Type: Land
Land Size: 4017 sqm approx
Agent Comments

Comparable Properties



134 Somerton Park Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 4003 sqm approx



5 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 15/09/2022
Property Type: House
Land Size: 4000 sqm approx



9 Millicent Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 4012 sqm approx

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