

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

22 Overend Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/09/2023

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	59 Jackson Av SALE 3850	\$335,000	16/11/2023
2	44 Overend Cr SALE 3850	\$307,000	16/05/2023
3	48 Jackson Av SALE 3850	\$300,000	05/12/2023

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:

08/12/2023 16:03

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Indicative Selling Price

\$329,000

Median House Price

September quarter 2023: \$477,500



3 1 1

Property Type: House

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



59 Jackson Av SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$335,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 755 sqm approx



44 Overend Cr SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$307,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 573 sqm approx



48 Jackson Av SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$300,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 585 sqm approx

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