

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

2b Finegan 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 \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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	123 Lower Heart Rd SALE 3850	\$1,175,000	12/09/2023
2	142 Tylers Rd PEARSONDALE 3851	\$1,175,000	30/01/2023
3	9 Evelyn Dr SALE 3850	\$1,130,000	15/12/2023

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:

14/06/2024 13:48



5
 3
 8

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

Year ending March 2024: \$485,000

Comparable Properties



123 Lower Heart Rd SALE 3850 (REI/VG)

Agent Comments

5
 2
 8

Price: \$1,175,000

Method: Private Sale

Date: 12/09/2023

Property Type: Rural (All Types)

Land Size: 4046.86 sqm approx



142 Tylers Rd PEARSONDALE 3851 (REI/VG)

Agent Comments

4
 2
 6

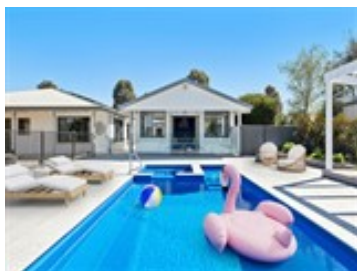
Price: \$1,175,000

Method: Private Sale

Date: 30/01/2023

Property Type: House

Land Size: 9712.46 sqm approx



9 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments

4
 2
 5

Price: \$1,130,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 4000 sqm approx

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