

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

26 Wallace Street, Sale Vic 3850

Indicative selling price

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

Single price

\$649,500

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	11 Swan Lake Dr SALE 3850	\$655,000	24/10/2022
2	9 Stuart PI SALE 3850	\$650,000	21/04/2022
3	3 Bronzewing Gr SALE 3850	\$640,000	22/11/2021

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:

18/04/2023 11:30

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$649,500

Median House Price

March quarter 2023: \$472,500



4 2 2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



11 Swan Lake Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$655,000

Method: Sale

Date: 24/10/2022

Property Type: House (Res)

Land Size: 736 sqm approx



9 Stuart PI SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 21/04/2022

Property Type: House

Land Size: 830 sqm approx



3 Bronzewing Gr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 820 sqm approx

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