

# 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

7 Pine Grove, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,950

### Median sale price

Median price \$550,000

Property Type House

Suburb Sale

Period - From 01/04/2022

to 30/06/2022

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 Trood St SALE 3850	\$360,000	26/07/2022
2	5 Chalmer Ct SALE 3850	\$349,000	26/11/2021
3	13 Alexandra Av SALE 3850	\$340,000	07/07/2022

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:

06/09/2022 11:49

Victoria Cook

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**Indicative Selling Price**

\$349,950

**Median House Price**

June quarter 2022: \$550,000



**Property Type:**

Agent Comments

## Comparable Properties



**9 Trood St SALE 3850 (VG)**

Agent Comments



**Price:** \$360,000

**Method:** Sale

**Date:** 26/07/2022

**Property Type:** House (Res)

**Land Size:** 583 sqm approx



**5 Chalmer Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$349,000

**Method:** Private Sale

**Date:** 26/11/2021

**Property Type:** House

**Land Size:** 664 sqm approx



**13 Alexandra Av SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 07/07/2022

**Property Type:** House

**Land Size:** 443 sqm approx

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