### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 15 Polaris Drive, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	I/underquoting					
Single pric	e \$550,000								
Median sale price									
Median price	\$480,000	Pro	operty Type Hou	ise	Suburb Sa	le			
Period - From	01/04/2023	to	30/06/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Canopus Ct SALE 3850	\$530,000	05/05/2023
2	5 Wellington Dr SALE 3850	\$530,000	24/07/2023
3	47 Patten St SALE 3850	\$530,000	20/03/2023

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:

11/08/2023 11:01



# **GRAHAM CHALMER**





Rooms: 6 Property Type: House Land Size: 749 sqm approx Agent Comments

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

**Indicative Selling Price** \$550,000 **Median House Price** June quarter 2023: \$480,000

## **Comparable Properties**



5 Canopus Ct SALE 3850 (REI/VG) **6** 2



Price: \$530.000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 850 sqm approx

5 Wellington Dr SALE 3850 (REI)

**6** 4

Agent Comments

Agent Comments



Price: \$530,000 Method: Private Sale Date: 24/07/2023 Property Type: House

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47 Patten St SALE 3850 (REI/VG) 4 2

Agent Comments

Price: \$530,000 Method: Private Sale Date: 20/03/2023 Property Type: House Land Size: 989 sqm approx

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



propertydata

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