### 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 6 Casuarina Court, Sale Vic 3850

#### Indicative selling price

or the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$749,000							

Median sale price

Median price	\$492,940	Pro	perty Type Hou	ise	Suburb	Sale
Period - From	01/10/2023	to	30/09/2024	Sourc	ce 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.

Add	dress of comparable property	Price	Date of sale
1	96 Montgomery St SALE 3850	\$780,000	26/11/2024
2	25 Stafford Dr SALE 3850	\$665,000	13/09/2024
3	30 Marilyn Way SALE 3850	\$710,000	30/04/2024

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:

09/01/2025 09:33



# GRAHAM CHALMER

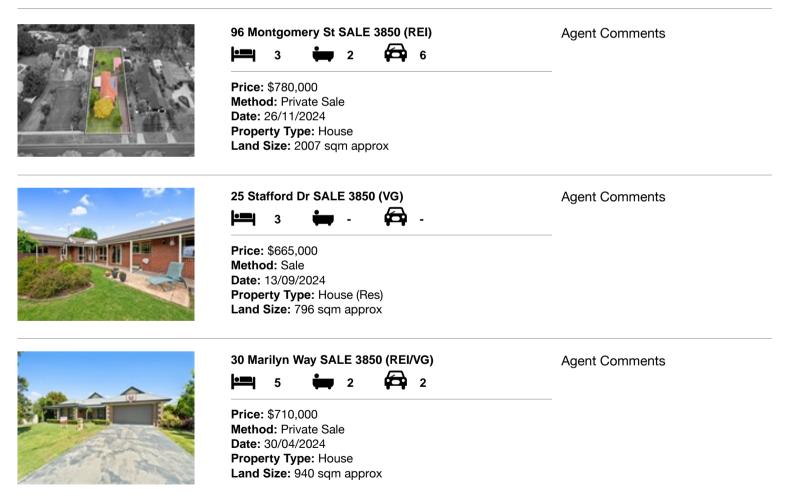




Rooms: 8 Property Type: House Land Size: 891 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$749,000 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



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



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