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 Julie Court, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	ı/underquc	oting		
Single price	e \$675,000							
Median sale p	rice							
Median price	\$475,000	Pro	operty Type	Ηοι	ise]	Suburb	Sale
Period - From	01/01/2024	to	31/12/2024		S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1a Hazel Ct SALE 3850	\$650,000	12/12/2024
2	25 Stafford Dr SALE 3850	\$665,000	13/09/2024
3	7B Turnbull St SALE 3850	\$679,000	05/08/2024

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:

03/02/2025 14:55



6 Julie Court, Sale Vic 3850

GRAHAM CHALMER





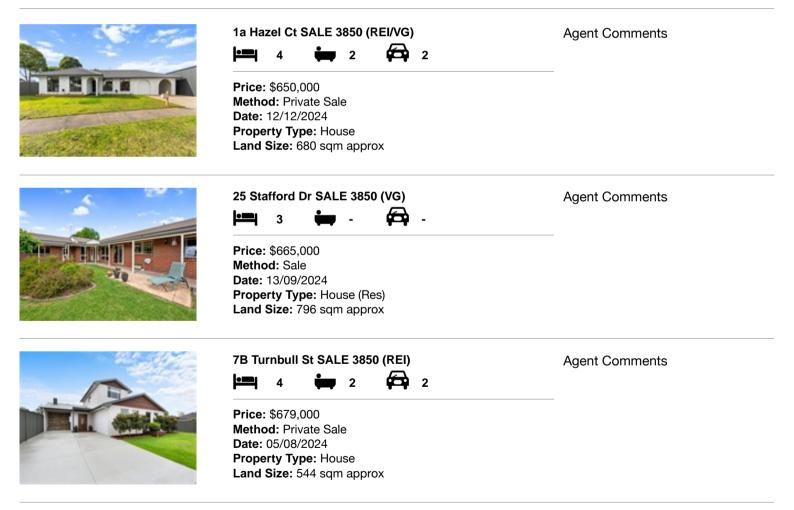
Property Type: House Agent Comments

5144 4333 0417 123 162 fhoran@chalmer.com.au

Ferg Horan

Indicative Selling Price \$675,000 Median House Price Year ending December 2024: \$475,000

Comparable Properties



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



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