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

17 Ibis Avenue, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$559,000									
Median sale price										
Median price	\$442,000	Pro	operty Type	Ηοι	ise		Suburb	Sale		
Period - From	01/10/2021	to	31/12/2021			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.

Ade	dress of comparable property	Price	Date of sale
1	5 Rosita Ct SALE 3850	\$559,000	21/12/2021
2	18 Surkitt Blvd SALE 3850	\$550,000	23/02/2022
3	11 Joseph St SALE 3850	\$549,000	18/03/2022

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:

23/03/2022 16:06



17 Ibis Avenue, Sale Vic 3850

GRAHAM CHALMER





Rooms: 6 Property Type: House Land Size: 780 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$559,000 Median House Price December quarter 2021: \$442,000

Comparable Properties



5 Rosita Ct SALE 3850 (REI/VG)

Price: \$559,000 Method: Private Sale Date: 21/12/2021 Property Type: House Land Size: 972.80 sqm approx

18 Surkitt Blvd SALE 3850 (REI)

2

Agent Comments

Agent Comments



Price: \$550,000 Method: Private Sale Date: 23/02/2022 Property Type: House

Land Size: 671 sqm approx

4



11 Joseph St SALE 3850 (REI) 1 3 🙀 2 🏠 4

Agent Comments

Price: \$549,000 Method: Private Sale Date: 18/03/2022 Property Type: House

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





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