Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	4 Frances Court, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

99,500

Median sale price

Median price	\$532,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2022	to	31/03/2022		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.

Add	ress of comparable property	Price	Date of sale
1	22 Marilyn Way SALE 3850	\$500,000	04/04/2022

2	10 Wellington Dr SALE 3850	\$489,000	11/03/2022
3	30 Coverdale Dr SALE 3850	\$482,500	17/03/2022

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:	03/06/2022 17:07



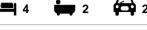


Mark Ventrella 0419 348 614

Indicative Selling Price \$499,500 **Median House Price** March quarter 2022: \$532,500

mventrella@chalmer.com.au





Property Type: House Land Size: 870 sqm approx **Agent Comments**

Comparable Properties



22 Marilyn Way SALE 3850 (REI/VG)

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Price: \$500.000 Method: Private Sale Date: 04/04/2022 Property Type: House Land Size: 867 sqm approx **Agent Comments**



10 Wellington Dr SALE 3850 (REI/VG)



Price: \$489,000 Method: Private Sale Date: 11/03/2022 Property Type: House Land Size: 835 sqm approx **Agent Comments**



30 Coverdale Dr SALE 3850 (REI/VG)

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Price: \$482,500 Method: Private Sale Date: 17/03/2022 Property Type: House Land Size: 759 sqm approx Agent Comments

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



