

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

37 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

31/03/2023

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.

	Address of comparable property	Price	Date of sale
1	154a Patten St SALE 3850	\$585,000	03/02/2023
2	3 Melaleuca Ct SALE 3850	\$582,500	05/07/2022
3	1 Thornton Ct SALE 3850	\$570,000	22/03/2023

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:

06/06/2023 11:16

Victoria Cook

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Indicative Selling Price

\$565,000

Median House Price

Year ending March 2023: \$500,000



4 2 4

Property Type: House

Land Size: 898 sqm approx

Agent Comments

Comparable Properties



154a Patten St SALE 3850 (REI/VG)

4 2 4

Price: \$585,000

Method: Private Sale

Date: 03/02/2023

Property Type: House

Land Size: 739 sqm approx

Agent Comments



3 Melaleuca Ct SALE 3850 (REI/VG)

4 2 4

Price: \$582,500

Method: Private Sale

Date: 05/07/2022

Property Type: House

Land Size: 692 sqm approx

Agent Comments



1 Thornton Ct SALE 3850 (REI/VG)

3 2 2

Price: \$570,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 795 sqm approx

Agent Comments

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