

# 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 44 Overend Crescent, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

### Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	272 Raglan St SALE 3850	\$380,000	29/08/2024
2	20 Templeton St SALE 3850	\$365,000	06/08/2024
3	4 Rolland St SALE 3850	\$352,000	01/05/2024

**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:

16/09/2024 15:50

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**Indicative Selling Price**  
\$380,000

**Median House Price**  
Year ending June 2024: \$486,250



3   1   1

**Property Type:** House  
**Land Size:** 573 sqm approx  
**Agent Comments**

## Comparable Properties



**272 Raglan St SALE 3850 (REI)**

**Agent Comments**

3   1   2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** House  
**Land Size:** 573.40 sqm approx



**20 Templeton St SALE 3850 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** House  
**Land Size:** 804 sqm approx



**4 Rolland St SALE 3850 (VG)**

**Agent Comments**

3   -   -

**Price:** \$352,000  
**Method:** Sale  
**Date:** 01/05/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx

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