

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

3 Wynd Street, Sale Vic 3850

Indicative selling price

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

Single price \$749,500

Median sale price

Median price \$465,000

Property Type House

Suburb Sale

Period - From 01/04/2024

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	11 Treadwell Dr SALE 3850	\$765,000	16/10/2023
2	17 Peck PI SALE 3850	\$755,000	20/06/2023
3	27 Wallace St SALE 3850	\$755,000	01/06/2023

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:

28/08/2024 16:12

Matt Cutler
51439207
0438356761
matthewc@chalmer.com.au

Indicative Selling Price
\$749,500

Median House Price
June quarter 2024: \$465,000



Property Type: Land
Land Size: 700 sqm approx
Agent Comments

Comparable Properties

11 Treadwell Dr SALE 3850 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 861 sqm approx



17 Peck PI SALE 3850 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 20/06/2023
Property Type: House
Land Size: 800 sqm approx



27 Wallace St SALE 3850 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 801 sqm approx

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