

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

1 Thornton Court, Sale Vic 3850

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$505,000 Property Type House Suburb Sale

Period - From 01/01/2022 to 31/12/2022 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.

	Address of comparable property	Price	Date of sale
1	4 Stafford Dr SALE 3850	\$675,500	16/09/2022
2	4 Thornton Ct SALE 3850	\$615,000	03/12/2021
3	2 Hakea Ct SALE 3850	\$610,000	17/11/2022

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:

08/02/2023 17:30

1 Thornton Court, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$560,000 - \$580,000

Median House Price

Year ending December 2022: \$505,000



3 2 2

Property Type: House

Land Size: 795 sqm approx

Agent Comments

Comparable Properties

4 Stafford Dr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$675,500

Method: Sale

Date: 16/09/2022

Property Type: House (Res)

Land Size: 1022 sqm approx



4 Thornton Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000

Method: Private Sale

Date: 03/12/2021

Property Type: House

Land Size: 799 sqm approx



2 Hakea Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 744 sqm approx

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



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