

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

23 Valentine Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

30/09/2023

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	1 Rachel Ct SALE 3850	\$545,000	26/08/2022
2	111 Marley St SALE 3850	\$520,000	07/08/2023
3	5 Mcdonald Ct SALE 3850	\$480,000	19/04/2023

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:

05/12/2023 10:39

Victoria Cook

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Indicative Selling Price

\$460,000

Median House Price

Year ending September 2023: \$480,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 289 sqm approx

Agent Comments

Comparable Properties



1 Rachel Ct SALE 3850 (REI/VG)



Agent Comments

Price: \$545,000

Method: Private Sale

Date: 26/08/2022

Property Type: House

Land Size: 1056 sqm approx



111 Marley St SALE 3850 (REI/VG)



Agent Comments

Price: \$520,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 621 sqm approx



5 McDonald Ct SALE 3850 (REI/VG)



Agent Comments

Price: \$480,000

Method: Private Sale

Date: 19/04/2023

Property Type: House

Land Size: 701 sqm approx

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