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	19 Swan Lake Drive, Sale Vic 3850

Indicative selling price

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

Single price	$784,500

Median sale price

Median price	$515,000	Property Type	House	Suburb	Sale
Period - From	01/07/2024	to 30/09/2024		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	49 Swan Lake Dr SALE 3850	$775,000	29/11/2023
2	lot 108 Swan Lake Dr SALE 3850	$785,000	01/05/2023
3	60 Swan Lake Dr SALE 3850	$785,000	24/04/2023

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: 22/10/2024 11:29

CONSUMER AFFAIRS VICTORIA

19 Swan Lake Drive, Sale Vic 3850

Sarah Bedggood
5144 4333
0400 614 669
sarahb@chalmer.com.au

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Property Type: House
Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price
$784,500
Median House Price
September quarter 2024: $515,000

Comparable Properties

49 Swan Lake Dr SALE 3850 (REI/VG)

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Price: $775,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 804 sqm approx

Agent Comments

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lot 108 Swan Lake Dr SALE 3850 (REI)

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Price: $785,000
Method: Private Sale
Date: 01/05/2023
Property Type: House
Land Size: 827 sqm approx

Agent Comments

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60 Swan Lake Dr SALE 3850 (VG)

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Price: $785,000
Method: Sale
Date: 24/04/2023
Property Type: House (Res)
Land Size: 828 sqm approx

Agent Comments

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