

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

12 Wellington Drive, Sale Vic 3850

Indicative selling price

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

Single price \$509,000

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	28 Helen Cr SALE 3850	\$505,000	02/08/2024
2	10 Araluen Dr SALE 3850	\$510,000	12/07/2024
3	3 Acacia Ct SALE 3850	\$505,000	05/02/2024

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:

24/09/2024 10:40

12 Wellington Drive, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$509,000

Median House Price

June quarter 2024: \$465,000



4 2 3

Property Type: House

Agent Comments

Comparable Properties



28 Helen Cr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 02/08/2024

Property Type: House

Land Size: 874 sqm approx



10 Araluen Dr SALE 3850 (REI/VG)

Agent Comments

3 2 4

Price: \$510,000

Method: Private Sale

Date: 12/07/2024

Property Type: House

Land Size: 877 sqm approx



3 Acacia Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 829 sqm approx

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



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