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	e \$509,000								
Median sale p	rice								
Median price	\$465,000	Pro	operty Type Hou	ISE]	Suburb	Sale		
Period - From	01/04/2024	to	30/06/2024	So	ource	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.

Ade	dress 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



GRAHAM CHALMER

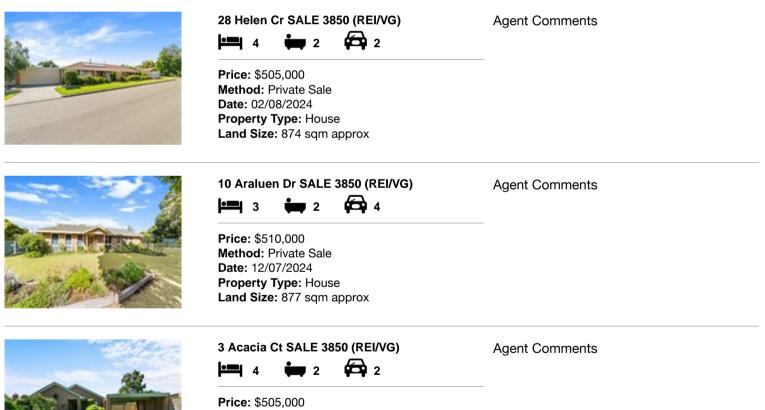




Property Type: House Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$509,000 Median House Price June quarter 2024: \$465,000

Comparable Properties





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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