

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

6 Janice Way, Sale Vic 3850

Indicative selling price

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

Single price \$459,000

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	143 Dawson St SALE 3850	\$460,000	22/04/2024
2	17 Janice Way SALE 3850	\$478,000	08/02/2024
3	12 Ellen Way SALE 3850	\$460,000	15/06/2023

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:

08/10/2024 15:00

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

Indicative Selling Price
\$459,000

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



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Property Type: House (Previously Occupied - Detached)
Agent Comments

Comparable Properties



143 Dawson St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$460,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 847 sqm approx



17 Janice Way SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$478,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 676 sqm approx



12 Ellen Way SALE 3850 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 15/06/2023
Property Type: House (Res)
Land Size: 660 sqm approx

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