Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 22 Evelyn Drive, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Single price	e \$799,950							
Median sale p	rice							
Median price	\$490,880	Pro	operty Type	Hou	ise		Suburb	Sale
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	83 Cemetery Rd SALE 3850	\$810,000	14/05/2024
2	83 Stevens St SALE 3850	\$800,000	16/06/2023
3	2 Brolga PI SALE 3850	\$780,000	23/10/2023

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:

01/07/2024 10:09



GRAHAM CHALMER

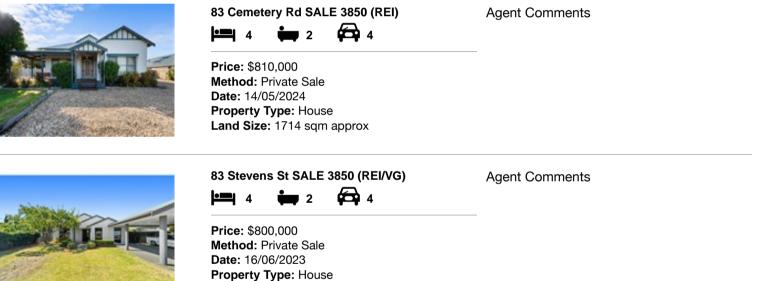




Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$799,950 Median House Price March quarter 2024: \$490,880

Comparable Properties





Land Size: 1449 sqm approx

2 Brolga PI SALE 3850 (REI/VG)

2

2 2

Agent Comments

Price: \$780,000 Method: Private Sale Date: 23/10/2023 Property Type: House Land Size: 1289 sqm approx

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

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