

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

22 Evelyn Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$799,950

Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

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	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

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Indicative Selling Price

\$799,950

Median House Price

March quarter 2024: \$490,880

**Property Type:**

Agent Comments

Comparable Properties

**83 Cemetery Rd SALE 3850 (REI)**

Agent Comments

**Price:** \$810,000**Method:** Private Sale**Date:** 14/05/2024**Property Type:** House**Land Size:** 1714 sqm approx**83 Stevens St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$800,000**Method:** Private Sale**Date:** 16/06/2023**Property Type:** House**Land Size:** 1449 sqm approx**2 Brolga PI SALE 3850 (REI/VG)**

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