

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

2 Hakea Court, Sale Vic 3850

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/12/2023

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	139 Macalister St SALE 3850	\$605,000	09/01/2024
2	47 Elgin St SALE 3850	\$605,000	17/11/2022
3	41 Darling St SALE 3850	\$575,000	28/11/2023

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:

19/01/2024 12:21

2 Hakea Court, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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0419381832

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Indicative Selling Price

\$575,000

Median House Price

Year ending December 2023: \$480,000



3 2 2

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Comparable Properties



139 Macalister St SALE 3850 (REI)

Agent Comments

3 2 1

Price: \$605,000

Method: Private Sale

Date: 09/01/2024

Property Type: House



47 Elgin St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$605,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 790 sqm approx



41 Darling St SALE 3850 (REI)

Agent Comments

3 2 3

Price: \$575,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 862 sqm approx

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



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