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

10 Glebe Drive, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$795,000								
Median sale price									
Median price	\$460,000	Pro	operty Type Hou	ise	Suburb	Sale			
Period - From	01/10/2024	to	31/12/2024	Sourc	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Elliman Cr SALE 3850	\$770,000	15/07/2024
2	49 Swan Lake Dr SALE 3850	\$775,000	29/11/2023
3	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023

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:

12/02/2025 09:14



10 Glebe Drive, Sale Vic 3850

GRAHAM CHALMER





Property Type: House (Res) Land Size: 898 sqm approx Agent Comments

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

Indicative Selling Price \$795,000 **Median House Price** December quarter 2024: \$460,000

Comparable Properties



• • 2 **2** Δ Price: \$770.000

2 Elliman Cr SALE 3850 (REI/VG)

Method: Private Sale Date: 15/07/2024 Property Type: House Land Size: 875 sqm approx

49 Swan Lake Dr SALE 3850 (REI/VG) 2

Agent Comments

Agent Comments

Agent Comments



Price: \$775,000 Method: Private Sale Date: 29/11/2023 Property Type: House Land Size: 804 sqm approx

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10 Treadwell Dr SALE 3850 (REI/VG)



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Price: \$820,000 Method: Private Sale Date: 02/10/2023 Property Type: House Land Size: 870 sqm approx

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



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