

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

7 Page Court, Sale Vic 3850

Indicative selling price

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

Single price \$739,000

Median sale price

Median price \$392,250

Property Type House

Suburb Sale

Period - From 01/04/2021

to 30/06/2021

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 eighteen 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	14 Macalister St SALE 3850	\$745,000	07/09/2020
2	55 Woondella Blvd SALE 3850	\$740,000	07/07/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

16/09/2021 10:00

Mark Ventrella
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Property Type: Land
Land Size: 1059 sqm approx
 Agent Comments

Indicative Selling Price
 \$739,000

Median House Price
 June quarter 2021: \$392,250

Comparable Properties

14 Macalister St SALE 3850 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 07/09/2020
Property Type: House (Res)
Land Size: 1485 sqm approx



55 Woondella Blvd SALE 3850 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 07/07/2021
Property Type: House

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 eighteen months.

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