

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

87 Cemetery Road, Sale Vic 3850

Indicative selling price

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

Range between \$760,000

&

\$775,000

Median sale price

Median price \$442,000

Property Type House

Suburb Sale

Period - From 01/10/2021

to 31/12/2021

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	33 Darling St SALE 3850	\$765,000	24/11/2021
2	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022
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:

04/03/2022 17:35

87 Cemetery Road, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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cjmorrison@chalmer.com.au

Indicative Selling Price

\$760,000 - \$775,000

Median House Price

December quarter 2021: \$442,000



4 2 6

Property Type: House

Land Size: 1520 sqm approx

Agent Comments

Comparable Properties



33 Darling St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$765,000

Method: Sale

Date: 24/11/2021

Property Type: House (Res)

Land Size: 874 sqm approx



33 Swan Lake Dr SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$755,000

Method: Private Sale

Date: 12/01/2022

Property Type: House

Land Size: 805 sqm approx

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



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