

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 Simmons Court, Sale Vic 3850

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

to

30/06/2023

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	6 Surkitt Blvd SALE 3850	\$630,000	28/10/2022
2	11 Relph Av SALE 3850	\$629,000	22/12/2022
3	32 Glebe Dr SALE 3850	\$615,000	01/09/2023

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:

11/10/2023 17:21

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Indicative Selling Price

\$620,000

Median House Price

June quarter 2023: \$480,000



Property Type: House (Res)

Land Size: 881 sqm approx

Agent Comments

Comparable Properties



6 Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 28/10/2022

Property Type: House

Land Size: 716 sqm approx



11 Relph Av SALE 3850 (REI/VG)

Agent Comments



Price: \$629,000

Method: Private Sale

Date: 22/12/2022

Property Type: House

Land Size: 680 sqm approx



32 Glebe Dr SALE 3850 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 01/09/2023

Property Type: House

Land Size: 760 sqm approx

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