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

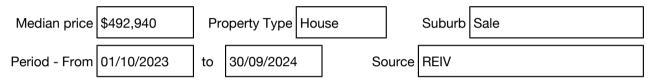
141 Lower Heart Road, Sale Vic 3850

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$2,100,000

Median sale price



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	450 Aerodrome Rd EAST SALE 3852	\$2,000,000	16/04/2024
2	202 Gibsons Rd SALE 3850	\$1,510,000	28/09/2023
3	123 Lower Heart Rd SALE 3850	\$1,175,000	12/09/2023

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.

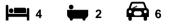
This Statement of Information was prepared on:

14/10/2024 14:30



GRAHAM CHALMER

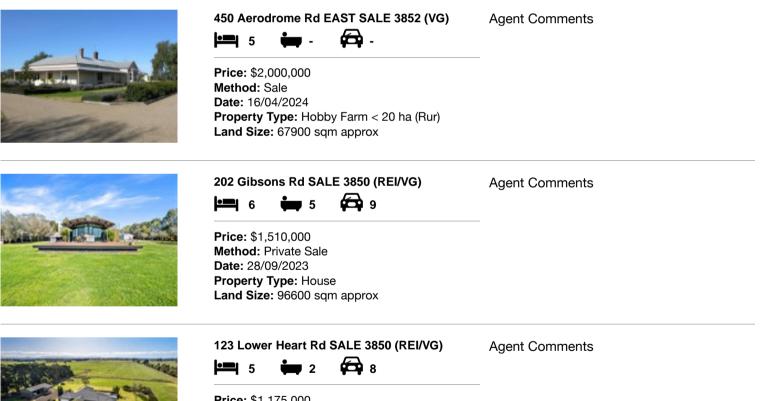




Property Type: Rural (All Types) Land Size: 202343 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$2,100,000 Median House Price Year ending September 2024: \$492,940

Comparable Properties



Price: \$1,175,000 Method: Private Sale Date: 12/09/2023 Property Type: Rural (All Types) Land Size: 4046.86 sqm approx

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



propertydata

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