

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

Single price \$2,100,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	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

Ferg Horan

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Indicative Selling Price

\$2,100,000

Median House Price

Year ending September 2024: \$492,940



 4  2  6

Property Type: Rural (All Types)

Land Size: 202343 sqm approx

Agent Comments

Comparable Properties



450 Aerodrome Rd EAST SALE 3852 (VG)

Agent Comments

 5  -  -

Price: \$2,000,000

Method: Sale

Date: 16/04/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 67900 sqm approx



202 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments

 6  5  9

Price: \$1,510,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 96600 sqm approx



123 Lower Heart Rd SALE 3850 (REI/VG)

Agent Comments

 5  2  8

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