### 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

2a Melanie Court, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$545,000									
Median sale price										
Median price	\$460,000	Pro	operty Type Hou	use		Suburb	Sale			
Period - From	01/10/2024	to	31/12/2024	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	19 Page Ct SALE 3850	\$555,000	21/12/2023
2	5 The Boulevard SALE 3850	\$535,000	28/10/2023
3	4 Peppercorn CI SALE 3850	\$575,000	22/09/2023

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:

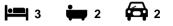
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### 2a Melanie Court, Sale Vic 3850

# GRAHAM CHALMER

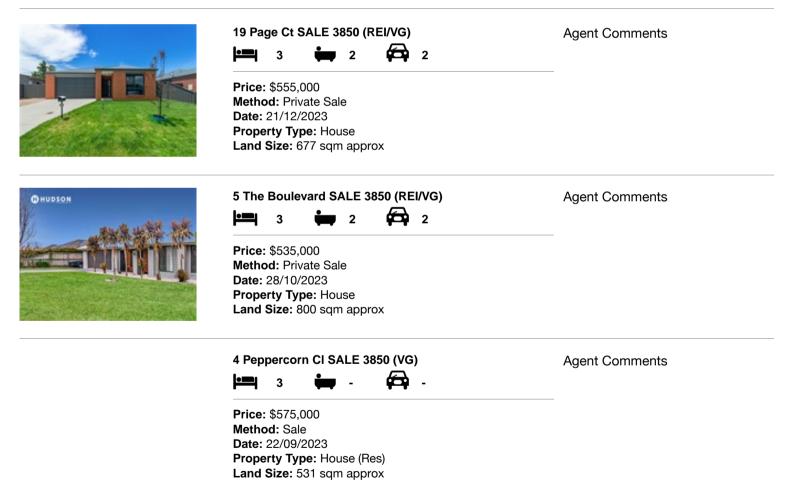




Property Type: House Land Size: 501 sqm approx Agent Comments Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$545,000 Median House Price December quarter 2024: \$460,000

## **Comparable Properties**



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



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