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	4 Kestrel Court, Sale Vic 3850

Indicative selling price

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

Single price | $835,000

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	71 Stevens St SALE 3850	$880,000	13/09/2024
2	7 Southern Av SALE 3850	$885,000	09/02/2024
3	4 Simmons Ct SALE 3850	$832,000	27/10/2023

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: | 03/01/2025 16:45

GRAHAM CHALMER
PTY. LTD.

🛏 **5**　　🛁 **2**　　🚗 **8**

Property Type: House
Land Size: 4025 sqm approx

Agent Comments

Indicative Selling Price
$835,000
Median House Price
Year ending September 2024: $492,940

Comparable Properties

71 Stevens St SALE 3850 (REI/VG)

🛏 **5**　　🛁 **2**　　🚗 **2**

Price: $880,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 1000 sqm approx

Agent Comments

7 Southern Av SALE 3850 (REI/VG)

🛏 **4**　　🛁 **2**　　🚗 **9**

Price: $885,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 2019 sqm approx

Agent Comments

4 Simmons Ct SALE 3850 (REI/VG)

🛏 **5**　　🛁 **2**　　🚗 **2**

Price: $832,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 1141 sqm approx

Agent Comments

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