

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

13 Peck Place, Sale Vic 3850

Indicative selling price

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

Range between

\$640,000

&

\$650,000

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	46 Cantwell Dr SALE 3850	\$610,000	26/08/2024
2	17 Peck PI SALE 3850	\$755,000	20/06/2023
3	19 Peck PI SALE 3850		25/05/2023

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:

16/10/2024 09:08

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$640,000 - \$650,000
Median House Price
Year ending September 2024: \$492,940



Property Type: Land

Agent Comments

Comparable Properties



46 Cantwell Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 750 sqm approx



17 Peck PI SALE 3850 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 20/06/2023
Property Type: House
Land Size: 800 sqm approx

19 Peck PI SALE 3850 (VG)

Agent Comments



Price:
Method: Sale
Date: 25/05/2023
Property Type: Divorce/Estate/Family Transfers
Land Size: 842 sqm approx

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