Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	13 Peck Place, Sale Vic 3850
Including suburb or	
locality and postcode	

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	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	46 Cantwell Dr SALE 3850	\$610,000	26/08/2024
2	17 Peck Pl 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

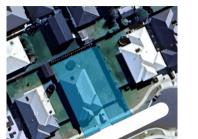


Date of sale



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





Comparable Properties



46 Cantwell Dr SALE 3850 (REI/VG)

4





Price: \$610,000 Method: Private Sale Date: 26/08/2024 Property Type: House

Land Size: 750 sqm approx

Agent Comments



17 Peck PI SALE 3850 (REI/VG)

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







Agent Comments

19 Peck PI SALE 3850 (VG)







Price: Method: Sale Date: 25/05/2023

Property Type: Divorce/Estate/Family Transfers

Land Size: 842 sqm approx

Agent Comments

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



