

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$486,250 Property Type House Suburb Sale

Period - From 01/07/2023 to 30/06/2024 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 | 7 Southern Av SALE 3850 | \$885,000 | 09/02/2024 |
| 2 | 143 Gibsons Rd SALE 3850 | \$910,000 | 07/07/2023 |
| 3 | 8 Valetta St SALE 3850 | \$882,500 | 08/06/2023 |

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:

23/08/2024 11:55

Chris Morrison
0351439206
0419381832

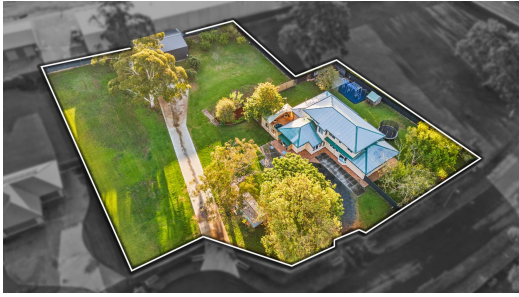
cjmorrison@chalmer.com.au

Indicative Selling Price

\$850,000 - \$895,000

Median House Price

Year ending June 2024: \$486,250



5 2 8

Property Type: House
Land Size: 4025 sqm approx
Agent Comments

Comparable Properties



7 Southern Av SALE 3850 (REI/VG)

Agent Comments

4 2 9

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



143 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments

5 2 6

Price: \$910,000
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 6897 sqm approx



8 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$882,500
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 1363 sqm approx

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