

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

Available upon request

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$532,500

Property Type House

Suburb Sale

Period - From 01/01/2022

to 31/03/2022

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	8 Casuarina Ct SALE 3850	\$525,000	05/03/2022
2	8 Polaris Dr SALE 3850	\$520,000	19/11/2021
3	147 Fitzroy St SALE 3850	\$520,000	14/10/2021

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:

29/06/2022 13:37

Victoria Cook

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victoriac@chalmer.com.au

Indicative Selling Price

\$525,000

Median House Price

March quarter 2022: \$532,500



Property Type: House (Res)

Land Size: 837 sqm approx

Agent Comments

Comparable Properties



8 Casuarina Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 05/03/2022

Property Type: House

Land Size: 855 sqm approx



8 Polaris Dr SALE 3850 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 19/11/2021

Property Type: House (Res)

Land Size: 988 sqm approx

147 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 809 sqm approx

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