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 | 13 Burraginnin Close, Sale Vic 3850 |
|-----------------------|-------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |
| | |

Indicative selling price

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

Single price \$650,000

Median sale price

| Median price \$500,000 | Pro | operty Type Ho | use | (| Suburb | Sale |
|--------------------------|-----|----------------|-----|------|--------|------|
| Period - From 01/04/2022 | to | 31/03/2023 | Sou | urce | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------|-----------|--------------|
| 1 | 41 The Boulevard SALE 3850 | \$670,000 | 29/03/2022 |
| 2 | 35 Glebe Dr SALE 3850 | \$665,000 | 24/04/2023 |
| 3 | 3 Bronzewing Gr SALE 3850 | \$640,000 | 22/11/2021 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 22/05/2023 13:15 |
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Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$650,000

Median House Price Year ending March 2023: \$500,000

Property Type: House Land Size: 637 sqm approx

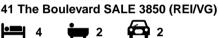
Agent Comments



Comparable Properties







Agent Comments



Land Size: 1016 sqm approx



35 Glebe Dr SALE 3850 (REI)





Price: \$665,000 Method: Private Sale Date: 24/04/2023 Property Type: House Land Size: 716 sqm approx **Agent Comments**



3 Bronzewing Gr SALE 3850 (REI/VG)

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Price: \$640,000 Method: Private Sale Date: 22/11/2021 Property Type: House Land Size: 820 sqm approx Agent Comments

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



