Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$755,000

Property offered for sale

Address	4 Simmons Court, 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 \$835,000

27 Wallace St SALE 3850

Median sale price

Median price	\$480,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2023	to	30/06/2023		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	2 Wynd St SALE 3850	\$830,000	23/05/2023
2	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023

OR

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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:	07/10/2023 14:15



01/06/2023



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$835,000 **Median House Price**

June quarter 2023: \$480,000







Property Type: House Land Size: 1141 sqm approx

Agent Comments



Comparable Properties

2 Wynd St SALE 3850 (VG)

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Price: \$830.000 Method: Sale Date: 23/05/2023

Property Type: House (Res) Land Size: 1165 sqm approx **Agent Comments**



10 Treadwell Dr SALE 3850 (REI)

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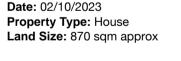
Price: \$820,000 Method: Private Sale







Agent Comments





27 Wallace St SALE 3850 (REI/VG)





Agent Comments



Price: \$755,000 Method: Private Sale Date: 01/06/2023 Property Type: House Land Size: 801 sqm approx

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



