

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 53 Coverdale Drive, 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 \$540,000

Median sale price

Median price \$465,000

Property Type House

Suburb Sale

Period - From 01/04/2024

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	18 Rue Grande Monde SALE 3850	\$550,000	17/06/2024
2	5 Wellington Dr SALE 3850	\$530,000	24/07/2023
3	14 Kingfisher PI SALE 3850	\$548,000	09/05/2023

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:

02/10/2024 14:54

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4 2 2

Rooms: 6
Property Type: House
Land Size: 1080 sqm approx
Agent Comments

Indicative Selling Price
\$540,000

Median House Price
June quarter 2024: \$465,000

Comparable Properties



18 Rue Grande Monde SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 687 sqm approx



5 Wellington Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$530,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 784 sqm approx



14 Kingfisher PI SALE 3850 (VG)

Agent Comments

4 - -

Price: \$548,000
Method: Sale
Date: 09/05/2023
Property Type: House (Res)
Land Size: 752 sqm approx

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