

# 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

35 Janice Way, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$649,500

### Median sale price

Median price

\$397,250

Property Type

House

Suburb

Sale

Period - From

01/07/2021

to

30/09/2021

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	144 Stawell St SALE 3850	\$675,000	28/07/2021
2	6 Paula Ct SALE 3850	\$662,000	01/06/2021
3	92 Guthridge Pde SALE 3850	\$645,000	14/08/2020

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:

13/12/2021 15:17

35 Janice Way, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Mark Ventrella  
0419 348 614  
mventrella@chalmer.com.au



4 2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1053 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$649,500

**Median House Price**  
September quarter 2021: \$397,250

## Comparable Properties



**144 Stawell St SALE 3850 (REI)**

**Agent Comments**

4 2 3

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 28/07/2021  
**Property Type:** House  
**Land Size:** 929 sqm approx



**6 Paula Ct SALE 3850 (REI/VG)**

**Agent Comments**

4 2 6

**Price:** \$662,000  
**Method:** Private Sale  
**Date:** 01/06/2021  
**Property Type:** House  
**Land Size:** 943 sqm approx



**92 Guthridge Pde SALE 3850 (REI/VG)**

**Agent Comments**

4 2 7

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 14/08/2020  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1171 sqm approx

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



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