

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 31 Overend Crescent, 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 \$269,950

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/12/2024

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	22 Howard St SALE 3850	\$280,000	17/07/2024
2	4 Cherry Pl SALE 3850	\$292,000	19/02/2024
3	9 Alexandra Av SALE 3850	\$293,000	19/02/2024

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:

29/01/2025 16:16

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Indicative Selling Price
\$269,950

Median House Price
Year ending December 2024: \$475,000



3 1 1

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Comparable Properties



22 Howard St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$280,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 771 sqm approx



4 Cherry PI SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$292,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 756 sqm approx



9 Alexandra Av SALE 3850 (REI/VG)

Agent Comments

3 1 7

Price: \$293,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 602 sqm approx

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