Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 31 Overend Crescent, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Single pric	e \$269,950							
Median sale p	rice							
Median price	\$475,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/01/2024	to	31/12/2024		So	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.

Add	dress of comparable property	Price	Date of sale
1	22 Howard St SALE 3850	\$280,000	17/07/2024
2	4 Cherry PI 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



GRAHAM CHALMER



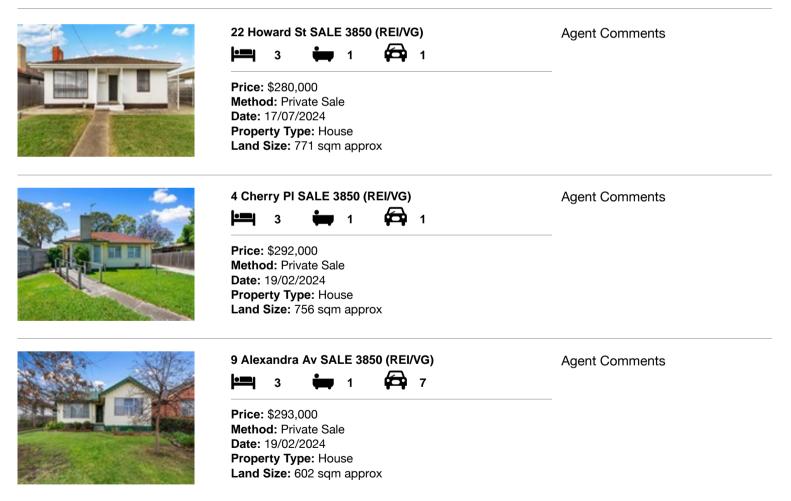


Property Type: House Land Size: 585 sqm approx Agent Comments 0351439206 0419381832 cjmorrison@chalmer.com.au

Chris Morrison

Indicative Selling Price \$269,950 Median House Price Year ending December 2024: \$475,000

Comparable Properties



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



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