

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

40 Dryden Place, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$479,000

Median sale price

Median price

\$387,250

Property Type

House

Suburb

Sale

Period - From

01/01/2021

to

31/03/2021

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	25 Woodburne Dr SALE 3850	\$490,000	15/10/2020
2	19 Mark Av SALE 3850	\$470,000	07/10/2020
3	19 Thornley Ct SALE 3850	\$475,000	17/09/2020

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:

04/06/2021 15:55

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Indicative Selling Price

\$479,000

Median House Price

March quarter 2021: \$387,250



4 2 2

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



25 Woodburne Dr SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$490,000

Method: Private Sale

Date: 15/10/2020

Rooms: 8

Property Type: House

Land Size: 836 sqm approx



19 Mark Av SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$470,000

Method: Private Sale

Date: 07/10/2020

Rooms: 7

Property Type: House

Land Size: 1004 sqm approx

19 Thornley Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$475,000

Method: Sale

Date: 17/09/2020

Property Type: House (Res)

Land Size: 797 sqm approx