

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

95 Inglis Street, Sale Vic 3850

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	194 Macalister St SALE 3850	\$690,000	17/11/2021
2	7 Rebecca Dr SALE 3850	\$690,000	18/06/2021
3	133 Somerton Park Rd SALE 3850	\$685,000	25/08/2021

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:

07/10/2022 15:39

Victoria Cook
5144 4333
0417 017 182
victoriac@chalmer.com.au

Indicative Selling Price
\$695,000

Median House Price
June quarter 2022: \$550,000



Rooms: 8
Property Type: House
Land Size: 850 sqm approx
Agent Comments

Comparable Properties



194 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 650 sqm approx



7 Rebecca Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 18/06/2021
Property Type: House
Land Size: 1625 sqm approx

133 Somerton Park Rd SALE 3850 (VG)

Agent Comments



Price: \$685,000
Method: Sale
Date: 25/08/2021
Property Type: House (Res)
Land Size: 1971 sqm approx

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