

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

7 Gibsons Road, Sale Vic 3850

Indicative selling price

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

Single price

\$412,500

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

to

30/06/2023

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	9 Janice Way SALE 3850	\$417,500	26/09/2022
2	20 Ellen Way SALE 3850	\$417,000	13/01/2023
3	39 Hoddle St SALE 3850	\$410,000	17/08/2022

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:

08/09/2023 12:30

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Indicative Selling Price

\$412,500

Median House Price

June quarter 2023: \$480,000



 3  1  2

Rooms: 5

Property Type: House

Land Size: 616 sqm approx

Agent Comments

Comparable Properties



9 Janice Way SALE 3850 (REI)

 4  2  2

Agent Comments

Price: \$417,500

Method: Private Sale

Date: 26/09/2022

Property Type: House

Land Size: 830 sqm approx



20 Ellen Way SALE 3850 (REI)

 3  1  1

Agent Comments

Price: \$417,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 664 sqm approx



39 Hoddle St SALE 3850 (REI)

 3  1  1

Agent Comments

Price: \$410,000

Method: Private Sale

Date: 17/08/2022

Property Type: House

Land Size: 587 sqm approx