

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

12 Wandana Road, Sale Vic 3850

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$532,500

Property Type House

Suburb Sale

Period - From 01/01/2022

to

31/03/2022

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 eighteen 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	27 Evelyn Dr SALE 3850	\$1,168,935	22/07/2021
2	9 Millicent Ct SALE 3850	\$1,030,000	08/03/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

26/04/2022 16:29

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$532,500



Property Type: House (Previously Occupied - Detached)

Land Size: 6205 sqm approx

Agent Comments

Comparable Properties



27 Evelyn Dr SALE 3850 (REI)



Price: \$1,168,935

Method: Private Sale

Date: 22/07/2021

Property Type: House

Land Size: 4512 sqm approx

Agent Comments



9 Millicent Ct SALE 3850 (REI)



Price: \$1,030,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 4012 sqm approx

Agent Comments

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 eighteen months.

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