

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

14 Spoonbill Place, Sale Vic 3850

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

to 31/12/2024

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	13 Stafford Dr SALE 3850	\$750,000	07/10/2024
2	10 Pelican Ct SALE 3850	\$700,000	10/09/2024
3	10 Callistemon Ct SALE 3850	\$745,000	22/07/2024

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:

17/02/2025 10:18

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$730,000

Median House Price
December quarter 2024: \$460,000



Property Type:
Divorce/Estate/Family Transfers
Land Size: 905 sqm approx
[Agent Comments](#)

Comparable Properties



13 Stafford Dr SALE 3850 (VG)

[Agent Comments](#)



Price: \$750,000
Method: Sale
Date: 07/10/2024
Property Type: House (Res)
Land Size: 718 sqm approx



10 Pelican Ct SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$700,000
Method: Private Sale
Date: 10/09/2024
Property Type: House
Land Size: 872 sqm approx



10 Callistemon Ct SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$745,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 840 sqm approx

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



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