

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

16 Speechley Court, Sale Vic 3850

Indicative selling price

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

Single price

\$519,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	4 Wallace St SALE 3850	\$520,500	18/01/2021
2	10 Railway Pl SALE 3850	\$520,000	02/12/2021
3	6 Hazel Ct SALE 3850	\$510,000	30/06/2021

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:

10/02/2022 14:53

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$519,000

Median House Price

December quarter 2021: \$442,000



Property Type: Land

Agent Comments

Comparable Properties



4 Wallace St SALE 3850 (REI/VG)

Agent Comments



Price: \$520,500

Method: Private Sale

Date: 18/01/2021

Property Type: House

Land Size: 773 sqm approx



10 Railway PI SALE 3850 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 02/12/2021

Property Type: House

Land Size: 540 sqm approx



6 Hazel Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 30/06/2021

Property Type: House

Land Size: 830 sqm approx

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