

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

2 Elliman Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$797,500

Median sale price

Median price

\$531,000

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

31/12/2023

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	2 Wynd St SALE 3850	\$830,000	23/05/2023
2	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023
3	60 Swan Lake Dr SALE 3850	\$785,000	24/04/2023

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:

20/03/2024 17:11

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Indicative Selling Price

\$797,500

Median House Price

December quarter 2023: \$531,000



Property Type: House (Res)

Land Size: 875 sqm approx

Agent Comments

Comparable Properties

2 Wynd St SALE 3850 (VG)

Agent Comments



Price: \$830,000

Method: Sale

Date: 23/05/2023

Property Type: House (Res)

Land Size: 1165 sqm approx



10 Treadwell Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Land Size: 870 sqm approx

60 Swan Lake Dr SALE 3850 (VG)

Agent Comments



Price: \$785,000

Method: Sale

Date: 24/04/2023

Property Type: House (Res)

Land Size: 828 sqm approx