

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	32 Glebe Dr SALE 3850	\$615,000	01/09/2023
2	24 Wallace St SALE 3850	\$595,000	07/09/2023
3	14 Authors Way SALE 3850	\$585,000	04/08/2022

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:

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Indicative Selling Price
\$585,000

Median House Price
Year ending September 2023: \$480,000



Property Type: House
Land Size: 906 sqm approx
Agent Comments

Comparable Properties



32 Glebe Dr SALE 3850 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 760 sqm approx



24 Wallace St SALE 3850 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 07/09/2023
Property Type: House
Land Size: 700 sqm approx



14 Authors Way SALE 3850 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 04/08/2022
Property Type: House
Land Size: 574 sqm approx

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