

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

3 Janice Way, Sale Vic 3850

Indicative selling price

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

Single price \$409,500

Median sale price

Median price \$405,000

Property Type House

Suburb Sale

Period - From 01/10/2020

to 31/12/2020

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	7 SAN LUIS Dr SALE 3850	\$428,000	12/01/2021
2	8 Stuart PI SALE 3850	\$420,000	24/09/2019
3	25 Araluen Dr SALE 3850	\$405,000	18/06/2020

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:

29/01/2021 15:46

3 Janice Way, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$409,500

Median House Price

December quarter 2020: \$405,000



3 2 3

Property Type: House

Land Size: 845 sqm approx

Agent Comments

Comparable Properties



7 SAN LUIS Dr SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$428,000

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 753 sqm approx

8 Stuart PI SALE 3850 (VG)

Agent Comments

3 - -

Price: \$420,000

Method: Sale

Date: 24/09/2019

Property Type: House (Res)

Land Size: 824 sqm approx



25 Araluen Dr SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$405,000

Method: Private Sale

Date: 18/06/2020

Rooms: 6

Property Type: House

Land Size: 814 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.