

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

5 Antares Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	15 Wellington Dr SALE 3850	\$590,000	09/08/2024
2	1 Wellington Dr SALE 3850	\$585,000	23/11/2023
3	47 Coverdale Dr SALE 3850	\$615,000	21/09/2023

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:

08/10/2024 12:24

Brett Glover
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0408 384 147
brettg@chalmer.com



5 3 2

Property Type: House
Land Size: 857 sqm approx
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
Year ending June 2024: \$486,250

Comparable Properties



15 Wellington Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$590,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 834 sqm approx



1 Wellington Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$585,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 800 sqm approx



47 Coverdale Dr SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$615,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 858 sqm approx

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