

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 Camellia Close, Sale Vic 3850

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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 Peppercorn CI SALE 3850	\$460,000	13/12/2021
2	76 Woondella Blvd SALE 3850	\$455,000	12/10/2021
3	13 Ellen Way SALE 3850	\$450,000	29/04/2022

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:

21/10/2022 14:16

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Indicative Selling Price

\$460,000

Median House Price

September quarter 2022: \$472,500



Property Type: Land

Land Size: 450 sqm approx

Agent Comments

Comparable Properties

4 Peppercorn CI SALE 3850 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 13/12/2021

Property Type: House (Res)

Land Size: 531 sqm approx



76 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 521 sqm approx



13 Ellen Way SALE 3850 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 444 sqm approx

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