Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	3 Ashley Court, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

9,500

Median sale price

Median price \$4	442,000	Pro	perty Type	House		Suburb	Sale
Period - From 0	1/10/2021	to	31/12/2021		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	8 Willow Ct SALE 3850	\$557,000	25/02/2022
2	8 Casuarina Ct SALE 3850	\$525,000	05/03/2022
3			

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 eighteen months.

This Statement of Information was prepared on:	10/03/2022 15:13



Date of sale



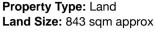
Mark Ventrella 0419 348 614 mventrella@chalmer.com.au

> **Indicative Selling Price** \$549,500 **Median House Price**

December quarter 2021: \$442,000







Agent Comments



Comparable Properties



8 Willow Ct SALE 3850 (REI/VG)





63

Price: \$557.000 Method: Private Sale Date: 25/02/2022 Property Type: House Land Size: 587 sqm approx **Agent Comments**



8 Casuarina Ct SALE 3850 (REI)





Agent Comments

Method: Private Sale Date: 05/03/2022 Property Type: House

Price: \$525,000

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 eighteen months.

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



