

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

33 Glebe Drive, Sale Vic 3850

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$397,250

Property Type House

Suburb Sale

Period - From 01/07/2021

to 30/09/2021

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 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 Papworth Dr SALE 3850	\$580,000	08/03/2021
2	4 Redgum Ct SALE 3850	\$569,000	03/09/2021
3	20 Glebe Dr SALE 3850	\$565,000	12/07/2021

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:

30/11/2021 10:25

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Indicative Selling Price

\$530,000 - \$570,000

Median House Price

September quarter 2021: \$397,250



4 2 2

Rooms: 6

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



4 Papworth Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000

Method: Private Sale

Date: 08/03/2021

Property Type: House

Land Size: 711 sqm approx



4 Redgum Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$569,000

Method: Sale

Date: 03/09/2021

Property Type: House (Res)

Land Size: 553 sqm approx

20 Glebe Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$565,000

Method: Sale

Date: 12/07/2021

Property Type: House (Res)

Land Size: 682 sqm approx

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