

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

9 Evelyn Drive, Sale Vic 3850

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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	21 Evelyn Dr SALE 3850	\$1,400,000	26/04/2023
2	1494 MAFFRA SALE Rd SALE 3850	\$1,200,000	27/07/2022
3	6 Kestrel Ct SALE 3850	\$1,175,000	02/11/2023

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:

20/11/2023 12:10

9 Evelyn Drive, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$1,195,000

Median House Price

Year ending September 2023: \$480,000



4 2 5

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



21 Evelyn Dr SALE 3850 (REI)

Agent Comments

5 2 9

Price: \$1,400,000

Method: Private Sale

Date: 26/04/2023

Property Type: House



1494 MAFFRA SALE Rd SALE 3850 (REI/VG)

Agent Comments

4 2 8

Price: \$1,200,000

Method: Private Sale

Date: 27/07/2022

Property Type: House

Land Size: 8300 sqm approx



6 Kestrel Ct SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$1,175,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 4948 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.