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

11 Wellington Drive, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	ı/underquot	ting		
Single pric	e \$490,000							
Median sale p	rice							
Median price	\$492,940	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	36 Topping St SALE 3850	\$460,000	23/09/2024
2	17 Wellington Dr SALE 3850	\$465,000	15/04/2024
3	5 Wellington Dr SALE 3850	\$530,000	24/07/2023

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:

17/10/2024 18:28



11 Wellington Drive, Sale Vic 3850

GRAHAM CHALMER





Property Type: House Agent Comments

5144 4333 0417 123 162 fhoran@chalmer.com.au

Ferg Horan

Indicative Selling Price \$490,000 **Median House Price** Year ending September 2024: \$492,940

Comparable Properties





5 Wellington Dr SALE 3850 (REI/VG) Agent Comments **6** 4

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Price: \$530,000 Method: Private Sale Date: 24/07/2023 Property Type: House Land Size: 784 sqm approx

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



propertydata

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