Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 23 Overend Crescent, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$185,000									
Median sale price										
Median price	\$347,500	Pro	Property Type House				Suburb	Sale		
Period - From	01/04/2020	to	30/06/2020		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	19 Glomar Gr SALE 3850	\$225,000	30/04/2020
2	21 Jackson Av SALE 3850	\$205,000	21/07/2020
3	13 Chalmer Ct SALE 3850	\$197,000	07/04/2020

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:

26/07/2020 21:49



GRAHAM CHALMER





Property Type: House **Land Size:** 650 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$185,000 Median House Price June quarter 2020: \$347,500

Comparable Properties



19 Glomar Gr SALE 3850 (VG)

Price: \$225,000 Method: Sale Date: 30/04/2020 Property Type: House (Res) Land Size: 562 sqm approx

21 Jackson Av SALE 3850 (REI)

бо .

Agent Comments

Agent Comments



Price: \$205,000 Method: Private Sale Date: 21/07/2020 Rooms: 6

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13 Chalmer Ct SALE 3850 (REI/VG)



Property Type: House Land Size: 623 sqm approx

Agent Comments



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

propertydata



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.