Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	17 Janice Way, Sale Vic 3850
Including suburb or	•
locality and postcode	

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$480,000	Pro	perty Type Ho	use	Suburk	Sale
Period - From 01/10/2022	to	30/09/2023	Soul	rce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	9 Canopus Ct SALE 3850	\$527,000	24/10/2023
2	152 Fitzroy St SALE 3850	\$510,000	01/02/2023
3	97 Elgin St SALE 3850	\$500,000	19/06/2023

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:	25/10/2023 11:14



Date of sale



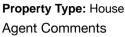
Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$499,000 **Median House Price**

Year ending September 2023: \$480,000









Comparable Properties



9 Canopus Ct SALE 3850 (REI)

4





Price: \$527,000 Method: Private Sale Date: 24/10/2023

Property Type: House

Agent Comments



152 Fitzroy St SALE 3850 (REI/VG)

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Price: \$510,000 Method: Private Sale Date: 01/02/2023 Property Type: House Land Size: 643 sqm approx **Agent Comments**



97 Elgin St SALE 3850 (REI/VG)

— 3





Price: \$500,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 1012 sqm approx Agent Comments

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



