

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

17 Janice Way, Sale Vic 3850

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

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	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

17 Janice Way, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$499,000

Median House Price

Year ending September 2023: \$480,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



9 Canopus Ct SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$527,000

Method: Private Sale

Date: 24/10/2023

Property Type: House



152 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 1 4

Price: \$510,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 643 sqm approx



97 Elgin St SALE 3850 (REI/VG)

Agent Comments

3 1 6

Price: \$500,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 1012 sqm approx

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



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