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

31 Overend Crescent, Sale Vic 3850

Indicative selling price

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

Single price | $299,950

Median sale price

| Median price | $480,000 | Property Type | House | Suburb | Sale |

| Period - From | 01/01/2023 | to | 31/12/2023 | 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	33 Gibsons Rd SALE 3850	$335,000	29/08/2023
2	9 Alexandra Av SALE 3850	$293,000	19/02/2024
3	4 Cherry Pl SALE 3850	$292,000	19/02/2024

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: | 26/02/2024 15:25

CONSUMER AFFAIRS VICTORIA

31 Overend Crescent, Sale Vic 3850

🛏 3   🛁 1   🚗 1

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$299,950
Median House Price
Year ending December 2023: $480,000

Comparable Properties

33 Gibsons Rd SALE 3850 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $335,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 557 sqm approx

Agent Comments

9 Alexandra Av SALE 3850 (REI)

🛏 3   🛁 1   🚗 7

Price: $293,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 602 sqm approx

Agent Comments

4 Cherry Pl SALE 3850 (REI)

🛏 3   🛁 1   🚗 1

Price: $292,000
Method: Private Sale
Date: 19/02/2024
Property Type: House

Agent Comments

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