Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Address	6 Chalmer Court, 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 \$395,000

Median sale price

Median price	\$492,940	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024		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

Address of comparable property		Price	Date of sale
1	73 Jackson Av SALE 3850	\$320,000	17/10/2024
2	4 Aspect Ct SALE 3850	\$430,000	28/05/2024
3	3 Wise St SALE 3850	\$411,000	21/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/11/2024 09:28





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

Indicative Selling Price \$395,000

Median House Price Year ending September 2024: \$492,940



Property Type: House Land Size: 557 sqm approx

Agent Comments

Comparable Properties



73 Jackson Av SALE 3850 (REI)

3

Price: \$320,000 Method: Private Sale Date: 17/10/2024 Property Type: House Land Size: 693 sqm approx



Agent Comments



4 Aspect Ct SALE 3850 (REI/VG)

3



Agent Comments

Price: \$430,000 Method: Private Sale Date: 28/05/2024 Property Type: House Land Size: 665 sqm approx

3

3 Wise St SALE 3850 (REI/VG)





Price: \$411,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 570 sqm approx Agent Comments



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





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