

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

13 Peck Place, Sale Vic 3850

Indicative selling price

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

Single price

\$619,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Sale

Period - From

04/03/2024

to

03/03/2025

Source

Property Data

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	32 Dyer Av SALE 3850	\$615,000	06/01/2025
2	34 Swan Lake Dr SALE 3850	\$610,000	20/06/2024
3	12 Lazzaro Cr SALE 3850	\$610,000	16/02/2024

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:

04/03/2025 11:01



4 2 2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$619,000

Median House Price
04/03/2024 - 03/03/2025: \$485,000

Comparable Properties



32 Dyer Av SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$615,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 906 sqm approx

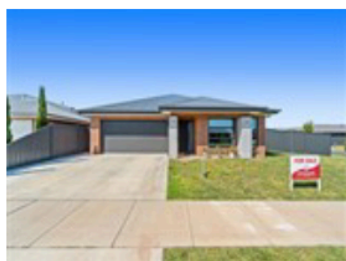


34 Swan Lake Dr SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$610,000
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 671 sqm approx



12 Lazzaro Cr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 699 sqm approx

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