

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

14 Rue Grande Monde, Sale Vic 3850

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	7 Helen Cr SALE 3850	\$520,000	31/10/2024
2	18 Rue Grande Monde SALE 3850	\$550,000	17/06/2024
3	15 Leahe Cl SALE 3850	\$530,000	22/05/2024

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:

09/04/2025 14:11

14 Rue Grande Monde, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

03 51444333

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$525,000

Median House Price

March quarter 2025: \$542,500



Property Type: House (Previously Occupied - Detached)

Land Size: 811 sqm approx

Agent Comments

Comparable Properties



7 Helen Cr SALE 3850 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 31/10/2024

Property Type: House (Res)

Land Size: 824 sqm approx



18 Rue Grande Monde SALE 3850 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 687 sqm approx



15 Leahe CI SALE 3850 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/05/2024

Property Type: House

Land Size: 1037 sqm approx

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



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