

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

141 Lower Heart Road, Sale Vic 3850

Indicative selling price

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

Single price

\$1,990,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

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 eighteen 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	404 Aerodrome Rd SALE 3850	\$1,650,000	11/04/2025
2	202 Gibsons Rd SALE 3850	\$1,565,000	29/11/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

13/05/2025 11:51

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Indicative Selling Price

\$1,990,000

Median House Price

Year ending March 2025: \$475,000



 4  2  11

Property Type: House

Land Size: 199700 sqm approx

Agent Comments

Comparable Properties



404 Aerodrome Rd SALE 3850 (REI)

Agent Comments

 4  2  8

Price: \$1,650,000

Method: Private Sale

Date: 11/04/2025

Property Type: House

Land Size: 15970 sqm approx



202 Gibsons Rd SALE 3850 (REI)

Agent Comments

 6  5  9

Price: \$1,565,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 96600 sqm approx

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 eighteen months.

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