

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

17 Elliman Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

30/06/2024

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		Price	Date of sale
1	10 Page Ct SALE 3850	\$867,500	12/10/2023
2	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023
3	2 Wynd St SALE 3850	\$830,000	23/05/2023

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:

22/08/2024 10:15

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Indicative Selling Price

\$845,000

Median House Price

June quarter 2024: \$465,000



Property Type: Land

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



10 Page Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$867,500

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 1121 sqm approx



10 Treadwell Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Land Size: 870 sqm approx

2 Wynd St SALE 3850 (VG)

Agent Comments



Price: \$830,000

Method: Sale

Date: 23/05/2023

Property Type: House (Res)

Land Size: 1165 sqm approx