Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |17 Peck Place, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$770,000									
Median sale price										
Median price	\$480,000	Property Type House				Suburb	Sale			
Period - From	01/10/2022	to	31/12/2022		s	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	64 Swan Lake Dr SALE 3850	\$765,000	26/08/2022
2	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022
3	10 Burraginnin CI SALE 3850	\$750,000	06/10/2022

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.

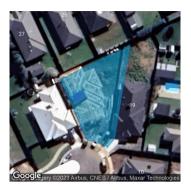
This Statement of Information was prepared on:

04/04/2023 11:16



17 Peck Place, Sale Vic 3850

GRAHAM CHALMER



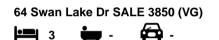


Property Type: Land Land Size: 800 sqm approx Agent Comments

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

Indicative Selling Price \$770,000 **Median House Price** December quarter 2022: \$480,000

Comparable Properties



33 Swan Lake Dr SALE 3850 (REI/VG)

2

2

Price: \$765.000 Method: Sale Date: 26/08/2022 Property Type: House (Res) Land Size: 828 sqm approx

Agent Comments

Agent Comments



Price: \$755,000 Method: Private Sale Date: 12/01/2022 Property Type: House

•**•** 3



Land Size: 805 sqm approx



Price: \$750,000 Method: Private Sale Date: 06/10/2022 Property Type: House Land Size: 742 sqm approx

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.