

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

22 Speechley Court, 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 | 3 Janice Way SALE 3850 | \$525,000 | 08/04/2024 |
| 2 | 28 Speechley Ct SALE 3850 | \$521,000 | 22/02/2024 |
| 3 | 18 Speechley Ct SALE 3850 | \$505,000 | 07/02/2024 |

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.~~

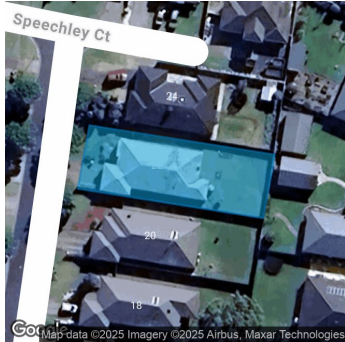
This Statement of Information was prepared on:

08/04/2025 17:18

Brett Glover
 5144 4333
 0408 384 147
 brettg@chalmer.com

Indicative Selling Price
 \$525,000

Median House Price
 March quarter 2025: \$542,500



Property Type: Land
Agent Comments

Comparable Properties



3 Janice Way SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$525,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 865 sqm approx



28 Speechley Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$521,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 577 sqm approx



18 Speechley Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$505,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 664 sqm approx

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



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. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.