

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

4 Nest Court, Sale Vic 3850

Indicative selling price

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

Single price \$1,265,000

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

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	6 Kestrel Ct SALE 3850	\$1,175,000	02/11/2023
2	9 Evelyn Dr SALE 3850	\$1,130,000	15/12/2023
3	3 Kestrel Ct SALE 3850	\$1,095,000	31/08/2023

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:

22/07/2024 11:11



4 3 6

Property Type: House
Land Size: 2672 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,265,000

Median House Price
 Year ending June 2024: \$486,250

Comparable Properties

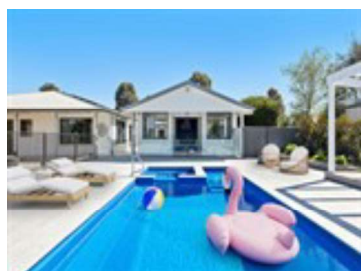


6 Kestrel Ct SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$1,175,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 4948 sqm approx



9 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments

4 2 5

Price: \$1,130,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 4000 sqm approx



3 Kestrel Ct SALE 3850 (REI)

Agent Comments

5 3 2

Price: \$1,095,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 4017 sqm approx

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