### 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	5 Bergen Crescent, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$360,000

#### Median sale price

Median price \$542,500	Pro	perty Type Ho	use		Suburb	Sale
Period - From 01/01/2025	to	31/03/2025	Sou	urce	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

Address of comparable property		Price	Date of sale
1	6 Chalmer Ct SALE 3850	\$377,000	30/05/2025
2	9 Shepherd Ct SALE 3850	\$360,000	09/04/2025
3	274 Raglan St SALE 3850	\$345,000	06/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/06/2025 09:18





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**Indicative Selling Price** \$360,000 **Median House Price** March quarter 2025: \$542,500





Property Type: House **Agent Comments** 

# Comparable Properties



6 Chalmer Ct SALE 3850 (REI/VG)

Price: \$377,000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 557 sqm approx **Agent Comments** 



9 Shepherd Ct SALE 3850 (REI/VG)

Price: \$360,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 553 sqm approx **Agent Comments** 



274 Raglan St SALE 3850 (VG)

Price: \$345,000 Method: Sale Date: 06/04/2025

Property Type: House (Res) Land Size: 573 sqm approx **Agent Comments** 

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





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