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 8 Clancy Court, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$390,000							
Median sale price								
Median price	\$475,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/04/2024	to	31/03/2025		So	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	8 Christina Av SALE 3850	\$390,000	21/10/2024
2	1 Jaycee Ct SALE 3850	\$400,000	16/05/2024
3	4 Rolland St SALE 3850	\$349,500	16/05/2024

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.

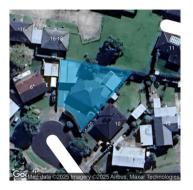
This Statement of Information was prepared on:

26/06/2025 11:05



8 Clancy Court, Sale Vic 3850







Property Type: House Land Size: 608 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$390,000 Median House Price Year ending March 2025: \$475,000

Comparable Properties

8 Christina Av SALE 3850 (VG) 3	Agent Comments
1 Jaycee Ct SALE 3850 (REI/VG) Image: 1 3 Image: 2 Image: 2 Price: \$400,000 Method: Private Sale Date: 16/05/2024 Property Type: House Land Size: 828 sqm approx	Agent Comments
4 Rolland St SALE 3850 (REI) 3 1 Price: \$349,500 Method: Private Sale Date: 16/05/2024 Property Type: House Land Size: 625 sqm approx	Agent Comments

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 (Ch). 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.