

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

8 Wynd Street, Sale Vic 3850

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/12/2024

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 | 7 Glebe Dr SALE 3850 | \$570,000 | 14/03/2025 |
| 2 | 42 Cantwell Dr SALE 3850 | \$570,000 | 07/12/2024 |
| 3 | 15 Wynd St SALE 3850 | \$575,000 | 02/05/2024 |

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:

03/04/2025 09:33

Ferg Horan
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Indicative Selling Price
\$559,000

Median House Price
Year ending December 2024: \$475,000



3 2 2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Comparable Properties



7 Glebe Dr SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$570,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 694 sqm approx

42 Cantwell Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$570,000
Method: Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 757 sqm approx



15 Wynd St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$575,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 700 sqm approx

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



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