

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

11 Ellen Way, Sale Vic 3850

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$490,880

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/03/2024

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	143 Dawson St SALE 3850	\$460,000	22/04/2024
2	12 Ellen Way SALE 3850	\$460,000	15/06/2023
3	20 Ellen Way SALE 3850	\$417,000	13/01/2023

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:

06/06/2024 17:26

Matt Cutler
51439207
0438356761
matthewc@chalmer.com.au

Indicative Selling Price
\$475,000

Median House Price
March quarter 2024: \$490,880



 3  1  2

Property Type: House
Land Size: 662 sqm approx
Agent Comments

Comparable Properties



143 Dawson St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$460,000
Method: Private Sale
Date: 22/04/2024
Property Type: House



12 Ellen Way SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$460,000
Method: Sale
Date: 15/06/2023
Property Type: House (Res)
Land Size: 660 sqm approx



20 Ellen Way SALE 3850 (REI)

Agent Comments

 3  1  1

Price: \$417,000
Method: Private Sale
Date: 13/01/2023
Property Type: House
Land Size: 664 sqm approx

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