

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15B Greenaway Court, Sale Vic 3850

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Casuarina Ct SALE 3850	\$550,000	24/05/2023
2	184 Macalister St SALE 3850	\$490,000	09/09/2023
3	21 Montgomery St SALE 3850	\$460,000	17/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/10/2023 17:13

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Indicative Selling Price

\$499,000

Median House Price

Year ending September 2023: \$480,000



3 2 1

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 404 sqm approx

Agent Comments

Comparable Properties



4 Casuarina Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 1181 sqm approx



184 Macalister St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$490,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 784 sqm approx

21 Montgomery St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$460,000

Method: Sale

Date: 17/08/2023

Property Type: House (Res)

Land Size: 841 sqm approx

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