## 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	16 Dryden Place, 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	\$539,500

### Median sale price

Median price	\$477,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/07/2023	to	30/09/2023		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

Address of comparable property		Price	Date of sale
1	11 Kylie Ct SALE 3850	\$540,000	22/11/2022
2	10 Krista Ct SALE 3850	\$529,000	01/09/2022
3	26 Dryden PI SALE 3850	\$509,500	08/09/2022

#### 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:	08/12/2023 10:05





Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$539,500

**Median House Price** September quarter 2023: \$477,500

**1** 3

Rooms: 4

Property Type: House Land Size: 662 sqm approx

**Agent Comments** 



# Comparable Properties



**—** 3



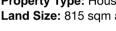


Price: \$540,000

Method: Sale Date: 22/11/2022

Property Type: House (Res) Land Size: 815 sqm approx

**Agent Comments** 





#### 10 Krista Ct SALE 3850 (REI/VG)





**Agent Comments** 





26 Dryden PI SALE 3850 (REI/VG)

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Price: \$509,500 Method: Private Sale Date: 08/09/2022 Property Type: House Land Size: 837 sqm approx Agent Comments

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



