

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

16 Dryden Place, Sale Vic 3850

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

Property 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	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 comparable properties 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

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Indicative Selling Price

\$539,500

Median House Price

September quarter 2023: \$477,500



Rooms: 4

Property Type: House

Land Size: 662 sqm approx

Agent Comments

Comparable Properties



11 Kylie Ct SALE 3850 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 22/11/2022

Property Type: House (Res)

Land Size: 815 sqm approx



10 Krista Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$529,000

Method: Private Sale

Date: 01/09/2022

Property Type: House

Land Size: 978 sqm approx



26 Dryden Pl SALE 3850 (REI/VG)

Agent Comments



Price: \$509,500

Method: Private Sale

Date: 08/09/2022

Property Type: House

Land Size: 837 sqm approx

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