

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

18 Speechley Court, Sale Vic 3850

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 30/06/2023

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	51 Patten St SALE 3850	\$537,500	30/03/2023
3	10 Krista Ct SALE 3850	\$529,000	01/09/2022

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:

24/08/2023 09:14

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 4  2  2

Rooms: 8
Property Type: House
Land Size: 664 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$539,000

Median House Price
June quarter 2023: \$480,000

Comparable Properties



11 Kylie Ct SALE 3850 (VG)

[Agent Comments](#)

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Price: \$540,000
Method: Sale
Date: 22/11/2022
Property Type: House (Res)
Land Size: 815 sqm approx



51 Patten St SALE 3850 (VG)

[Agent Comments](#)

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Price: \$537,500
Method: Sale
Date: 30/03/2023
Property Type: House (Res)
Land Size: 970 sqm approx



10 Krista Ct SALE 3850 (REI/VG)

[Agent Comments](#)

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Price: \$529,000
Method: Private Sale
Date: 01/09/2022
Property Type: House
Land Size: 978 sqm approx

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