

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

2 Sandra Court, Sale Vic 3850

Indicative selling price

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

Single price \$569,000

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	111-113 Elgin St SALE 3850	\$585,000	03/04/2023
2	130 Fitzroy St SALE 3850	\$580,000	22/03/2023
3	8 Julie Ct SALE 3850	\$570,000	08/09/2023

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:

05/10/2023 13:58

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$569,000

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



 3  1  2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Comparable Properties



111-113 Elgin St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 03/04/2023
Property Type: House
Land Size: 1077 sqm approx



130 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

 3  2  3

Price: \$580,000
Method: Private Sale
Date: 22/03/2023
Property Type: House
Land Size: 657 sqm approx



8 Julie Ct SALE 3850 (REI)

Agent Comments

 3  2  2

Price: \$570,000
Method: Private Sale
Date: 08/09/2023
Property Type: House

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