Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 29 Glebe Drive, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$620,000			
Median sale p	rice							
Median price	\$531,000	Pro	operty Type Hous		se		Suburb	Sale
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Relph Av SALE 3850	\$629,000	22/12/2022
2	32 Glebe Dr SALE 3850	\$615,000	01/09/2023
3	2 Simmons Ct SALE 3850	\$600,000	07/12/2023

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:

16/01/2024 10:19



29 Glebe Drive, Sale Vic 3850

GRAHAM CHALMER





Property Type: House Land Size: 725 sqm approx Agent Comments

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

Indicative Selling Price \$590,000 - \$620,000 **Median House Price** December quarter 2023: \$531,000

Comparable Properties



11 Relph Av SALE 3850 (REI/VG) **2** 2 4

32 Glebe Dr SALE 3850 (REI/VG)

6 2



Price: \$629.000 Method: Private Sale Date: 22/12/2022 Property Type: House Land Size: 680 sqm approx Agent Comments

Agent Comments



Price: \$615,000 Method: Private Sale Date: 01/09/2023 Property Type: House

Land Size: 760 sqm approx

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2 Simmons Ct SALE 3850 (REI) **2** 4 2

Agent Comments

Price: \$600,000 Method: Private Sale Date: 07/12/2023 Property Type: House Land Size: 881 sqm approx

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



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