

# 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

29 Glebe Drive, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$531,000 Property Type House Suburb Sale

Period - From 01/10/2023 to 31/12/2023 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 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

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**Indicative Selling Price**

\$590,000 - \$620,000

**Median House Price**

December quarter 2023: \$531,000



 4    2    2

**Property Type:** House

**Land Size:** 725 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 4    2    2

**Price:** \$629,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** House

**Land Size:** 680 sqm approx



**32 Glebe Dr SALE 3850 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$615,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** House

**Land Size:** 760 sqm approx



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

**Agent Comments**

 4    2    2

**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