

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

2B Finegan Court, Sale Vic 3850

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	21 Hilltop Av WURRUK 3850	\$1,200,000	13/10/2022
2	123 Lower Heart Rd SALE 3850	\$1,175,000	12/09/2023
3	142 Tylers Rd PEARSONDALE 3851	\$1,175,000	30/01/2023

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:

02/04/2024 09:46

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



5 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 sqm approx

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000

Median House Price
December quarter 2023: \$531,000

Comparable Properties

21 Hilltop Av WURRUK 3850 (VG)

Agent Comments

4 - -

Price: \$1,200,000

Method: Sale

Date: 13/10/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 26000 sqm approx



123 Lower Heart Rd SALE 3850 (REI/VG)

Agent Comments

5 2 8

Price: \$1,175,000

Method: Private Sale

Date: 12/09/2023

Property Type: Rural (All Types)

Land Size: 4046.86 sqm approx



142 Tylers Rd PEARSONDALE 3851 (REI/VG)

Agent Comments

4 2 6

Price: \$1,175,000

Method: Private Sale

Date: 30/01/2023

Property Type: House

Land Size: 9712.46 sqm approx

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