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

3/12 Wright Court, Sale Vic 3850

Indicative selling price

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

Single price | $315,000

Median sale price

| Median price | $392,500 | Property Type | Unit | Suburb | Sale |

| Period - From | 01/07/2023 | to | 30/09/2023 | 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 2/62-64 Barkly St SALE 3850	$337,000	17/07/2023
2 3/19 Desailly St SALE 3850	$320,000	23/10/2023
3 1/145 Raglan St SALE 3850	$315,000	05/09/2023

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: | 30/10/2023 07:13

CONSUMER AFFAIRS VICTORIA

3/12 Wright Court, Sale Vic 3850

Victoria Cook
5144 4333
0417 017 182
victoriac@chalmer.com.au

Indicative Selling Price
$315,000
Median Unit Price
September quarter 2023: $392,500

🛏 2   🛁 1   🚗 1

Property Type: Unit
Land Size: 209 sqm approx

Agent Comments

Comparable Properties

2/62-64 Barkly St SALE 3850 (REI)

🛏 2   🛁 1   🚗 1

Price: $337,000
Method: Private Sale
Date: 17/07/2023
Property Type: Unit

Agent Comments

3/19 Desailly St SALE 3850 (REI)

🛏 2   🛁 1   🚗 1

Price: $320,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 327 sqm approx

Agent Comments

1/145 Raglan St SALE 3850 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $315,000
Method: Private Sale
Date: 05/09/2023
Property Type: Unit
Land Size: 303 sqm approx

Agent Comments

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