

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 Janice Way, Sale Vic 3850

Indicative selling price

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

Single price \$549,000

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 | 33 Janice Way SALE 3850 | \$595,000 | 08/01/2024 |
| 2 | 124 Lansdowne St SALE 3850 | \$592,000 | 21/08/2023 |
| 3 | 131-133 Market St SALE 3850 | \$555,000 | 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:

31/01/2024 13:42

Victoria Cook

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Indicative Selling Price

\$549,000

Median House Price

December quarter 2023: \$531,000



3 2 4

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



33 Janice Way SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$595,000

Method: Private Sale

Date: 08/01/2024

Property Type: House



124 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$592,000

Method: Private Sale

Date: 21/08/2023

Property Type: House

Land Size: 880 sqm approx



131-133 Market St SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$555,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 684 sqm approx

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