

# 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

34 Cantwell 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)

Single price \$729,000

### Median sale price

Median price \$472,500

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/03/2023

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	10 Burraginnin CI SALE 3850	\$750,000	06/10/2022
2	7 Gooch Ct SALE 3850	\$735,000	26/07/2022
3	4 Liston Ct SALE 3850	\$735,000	11/01/2022

**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:

16/06/2023 11:18

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**Indicative Selling Price**

\$729,000

**Median House Price**

March quarter 2023: \$472,500



**Property Type:**

Agent Comments

## Comparable Properties



**10 Burraginnin CI SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** House

**Land Size:** 742 sqm approx



**7 Gooch Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$735,000

**Method:** Private Sale

**Date:** 26/07/2022

**Property Type:** House

**Land Size:** 993 sqm approx



**4 Liston Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$735,000

**Method:** Private Sale

**Date:** 11/01/2022

**Property Type:** House

**Land Size:** 1130 sqm approx

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