

# 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 36 Overend Crescent, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$427,500

### 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 | 27 Buckley St SALE 3850        | \$437,000 | 08/12/2023   |
| 2 | 11 Ellen Way SALE 3850         | \$424,000 | 01/12/2022   |
| 3 | 19 Buckley St SALE 3850        | \$422,500 | 26/10/2023   |

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:

04/04/2024 15:33

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**Indicative Selling Price**  
\$427,500

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



4   1   2

**Rooms:** 8  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**27 Buckley St SALE 3850 (REI/VG)**

**Agent Comments**

4   2   -

**Price:** \$437,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House  
**Land Size:** 610 sqm approx



**11 Ellen Way SALE 3850 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$424,000  
**Method:** Private Sale  
**Date:** 01/12/2022  
**Property Type:** House  
**Land Size:** 662 sqm approx



**19 Buckley St SALE 3850 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$422,500  
**Method:** Private Sale  
**Date:** 26/10/2023  
**Property Type:** House  
**Land Size:** 693 sqm approx

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