

# 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

4 Aspect Court, Sale Vic 3850

### Indicative selling price

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

Range between

\$430,000

&

\$470,000

### 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	185 Raglan St SALE 3850	\$460,000	16/06/2023
2	2 Buckley St SALE 3850	\$451,000	21/09/2022
3	15 Nicholson St SALE 3850	\$450,000	24/05/2023

**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:

07/03/2024 16:03

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



3   2   2

**Property Type:** House  
**Land Size:** 691 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median House Price**  
December quarter 2023: \$531,000

## Comparable Properties



**185 Raglan St SALE 3850 (REI/VG)**

**Agent Comments**

3   2   -

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 16/06/2023  
**Property Type:** House  
**Land Size:** 671 sqm approx



**2 Buckley St SALE 3850 (VG)**

**Agent Comments**

4   -   -

**Price:** \$451,000  
**Method:** Sale  
**Date:** 21/09/2022  
**Property Type:** House (Res)  
**Land Size:** 1104 sqm approx



**15 Nicholson St SALE 3850 (REI/VG)**

**Agent Comments**

3   1   3

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** House  
**Land Size:** 1008 sqm approx

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