

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

6 Kestrel Court, Sale Vic 3850

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$480,000 Property Type House Suburb Sale

Period - From 01/07/2022 to 30/06/2023 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	21 Evelyn Dr SALE 3850	\$1,400,000	26/04/2023
2	1494 MAFFRA SALE Rd SALE 3850	\$1,200,000	27/07/2022
3	56 Myrtlebank Fulham Rd MYRTLEBANK 3851	\$1,100,000	08/03/2022

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:

06/09/2023 12:31

Ferg Horan

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending June 2023: \$480,000



Property Type: Land

Land Size: 4948 sqm approx

Agent Comments

Comparable Properties



21 Evelyn Dr SALE 3850 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 26/04/2023

Property Type: House



1494 MAFFRA SALE Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 27/07/2022

Property Type: House

Land Size: 8300 sqm approx



56 Myrtlebank Fulham Rd MYRTLEBANK 3851 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 20234.30 sqm approx

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