Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Kestrel Court, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,300,000		&		\$1,350,0	00		
Median sale price								
Median price	\$480,000	Pro	Property Type Hou		lse		Suburb	Sale
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress 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



6 Kestrel Court, Sale Vic 3850

GRAHAM CHALMER





Property Type: Land Land Size: 4948 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$1,300,000 - \$1,350,000 Median House Price Year ending June 2023: \$480,000

Comparable Properties

21 Evelyn Dr SALE 3850 (REI) 5 2 9 Price: \$1,400,000 Method: Private Sale Date: 26/04/2023 Property Type: House	Agent Comments
1494 MAFFRA SALE Rd SALE 3850 (REI/VG) Price: \$1,200,000 Method: Private Sale Date: 27/07/2022 Property Type: House Land Size: 8300 sqm approx	Agent Comments
56 Myrtlebank Fulham Rd MYRTLEBANK 3851 (REI/VG) 4 2 4 4 Price: \$1,100,000 Method: Private Sale Date: 08/03/2022 Property Type: House Land Size: 20234.30 sqm approx	Agent Comments

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



propertydata

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