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 Relph Avenue, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$679,500									
Median sale p	rice									
Median price	\$480,000	Pro	operty Type	Hous	se]	Suburb	Sale		
Period - From	01/10/2022	to	30/09/2023		S	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	30 Swan Lake Dr SALE 3850	\$710,000	07/07/2022
2	3 Relph Av SALE 3850	\$710,000	11/05/2022
3	51 SWAN LAKE Dr SALE 3850	\$700,000	09/06/2022

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.

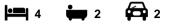
This Statement of Information was prepared on:

01/11/2023 17:10



GRAHAM CHALMER



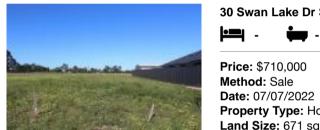


Property Type: House Land Size: 724 sqm approx Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$679,500 **Median House Price** Year ending September 2023: \$480,000

Comparable Properties



30 Swan Lake Dr SALE 3850 (VG) **6** -

Property Type: House (Res) Land Size: 671 sqm approx

3 Relph Av SALE 3850 (REI/VG)

Agent Comments

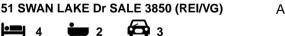


Price: \$710,000 Method: Private Sale Date: 11/05/2022 Property Type: House

-



Land Size: 943 sqm approx



6 2

Agent Comments

Agent Comments

Price: \$700,000 Method: Private Sale Date: 09/06/2022 Property Type: House Land Size: 800 sqm approx

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



propertydata

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