

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

9 Canopus Court, Sale Vic 3850

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

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	1 Grevillia Ct SALE 3850	\$590,000	18/04/2023
2	51 Patten St SALE 3850	\$537,500	30/03/2023
3	5 Canopus Ct SALE 3850	\$530,000	05/05/2023

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:

23/08/2023 12:32

Victoria Cook
5144 4333
0417 017 182
victoriac@chalmer.com.au

Indicative Selling Price
\$529,000

Median House Price
June quarter 2023: \$480,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1049 sqm approx

Agent Comments

Comparable Properties



1 Grevillia Ct SALE 3850 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 18/04/2023

Property Type: House (Res)

Land Size: 759 sqm approx



51 Patten St SALE 3850 (VG)

Agent Comments



Price: \$537,500

Method: Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 970 sqm approx



5 Canopus Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 05/05/2023

Property Type: House

Land Size: 850 sqm approx

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