

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 9 Evelyn Drive, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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 eighteen 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	1494 MAFFRA SALE Rd SALE 3850	\$1,200,000	27/07/2022
2	12 Wandana Rd SALE 3850	\$1,135,000	27/05/2022
3			

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 eighteen months.

This Statement of Information was prepared on:

19/10/2023 10:52

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Indicative Selling Price
\$1,250,000

Median House Price
Year ending September 2023: \$480,000



 4  2  5

Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Comparable Properties



1494 MAFFRA SALE Rd SALE 3850 (REI/VG) **Agent Comments**

 4  2  8

Price: \$1,200,000
Method: Private Sale
Date: 27/07/2022
Property Type: House
Land Size: 8300 sqm approx



12 Wandana Rd SALE 3850 (REI/VG) **Agent Comments**

 5  3  11

Price: \$1,135,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 6200 sqm approx

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 eighteen months.

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