

# 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

12 Canopus Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$715,000

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

31/03/2025

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	40 Marilyn Way SALE 3850	\$735,000	10/12/2024
2	20 Dundas St SALE 3850	\$735,500	18/10/2024
3	10 Callistemon Ct SALE 3850	\$745,000	22/07/2024

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:

12/06/2025 13:05



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**40 Marilyn Way SALE 3850 (VG)**

Agent Comments



**Price:** \$735,000

**Method:** Sale

**Date:** 10/12/2024

**Property Type:** House (Res)

**Land Size:** 1288 sqm approx



**20 Dundas St SALE 3850 (VG)**

Agent Comments



**Price:** \$735,500

**Method:** Sale

**Date:** 18/10/2024

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**10 Callistemon Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$745,000

**Method:** Private Sale

**Date:** 22/07/2024

**Property Type:** House

**Land Size:** 840 sqm approx

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