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

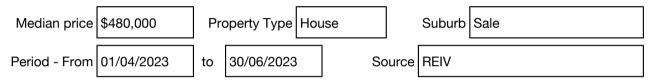
1/72 Lansdowne Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	or t	the	meaning	of this	s price	see	consumer.vic.	.gov.au/	underquoting	
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Single price \$349,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	1/44 Patten St SALE 3850	\$345,000	21/02/2023
2	3/146 Reeve St SALE 3850	\$342,500	07/02/2023
3	2/62-64 Barkly St SALE 3850	\$337,000	17/07/2023

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:

22/09/2023 12:38



1/72 Lansdowne Street, Sale Vic 3850

GRAHAM CHALMER





Property Type: Agent Comments

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$349,000 **Median House Price** June quarter 2023: \$480,000

Comparable Properties



1

3/146 Reeve St SALE 3850 (VG)

1/44 Patten St SALE 3850 (REI/VG) Agent Comments **6** 1

Price: \$345,000 Method: Private Sale

3

- 1 3



Date: 21/02/2023 Property Type: Unit

Agent Comments



Price: \$342,500 Method: Sale Date: 07/02/2023 Property Type: Flat/Unit/Apartment (Res)

бо -



2/62-64 Barkly St SALE 3850 (REI)



Agent Comments

Price: \$337,000 Method: Private Sale Date: 17/07/2023 Property Type: Unit

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





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