### 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 7 Southern Avenue, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$899,950									
Median sale p	rice									
Median price	\$480,000	Pro	operty Type	Ηοι	ise		Suburb	Sale		
Period - From	01/10/2022	to	30/09/2023		So	urce	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	178-180 Macalister St SALE 3850	\$898,000	15/12/2023
2	8 Valetta St SALE 3850	\$882,500	08/06/2023
3	10 Page Ct SALE 3850	\$867,500	12/10/2023

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:

10/01/2024 12:38



7 Southern Avenue, Sale Vic 3850

# GRAHAM CHALMER

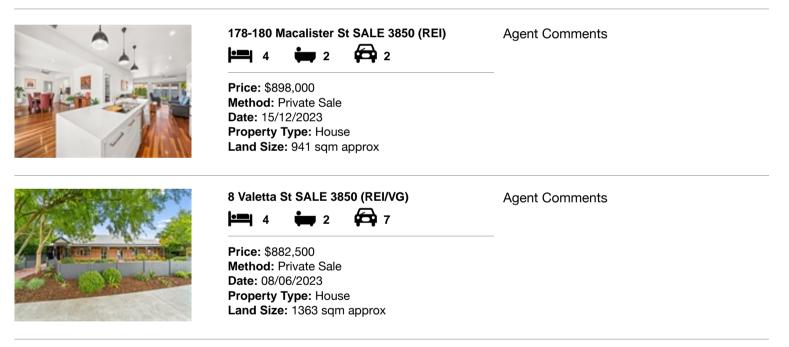




Property Type: House Land Size: 2019 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$899,950 Median House Price Year ending September 2023: \$480,000

## **Comparable Properties**







Agent Comments

Price: \$867,500 Method: Private Sale Date: 12/10/2023 Property Type: House Land Size: 1121 sqm approx

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



propertydata

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