

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

101-103 Market Street, Sale Vic 3850

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Sale

Period - From

11/01/2022

to

10/01/2023

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	4 Frances Ct SALE 3850	\$505,000	15/08/2022
2	114b Marley St SALE 3850	\$505,000	13/07/2022
3	53 Woondella Blvd SALE 3850	\$500,000	14/11/2022

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:

11/01/2023 10:14



Property Type:
 Divorce/Estate/Family Transfers
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$499,500

Median House Price
 11/01/2022 - 10/01/2023: \$490,000

Comparable Properties



4 Frances Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 15/08/2022
Property Type: House
Land Size: 870 sqm approx



114b Marley St SALE 3850 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 13/07/2022
Property Type: House
Land Size: 528 sqm approx



53 Woondella Blvd SALE 3850 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 796 sqm approx

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