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 5/42 Ross Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$589,000								
Median sale p	rice								
Median price	\$460,000	Pro	operty Type	Ηοι	ise		Suburb	Sale	
Period - From	01/10/2024	to	31/12/2024		5	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.

Ado	dress of comparable property	Price	Date of sale
1	109 Market St SALE 3850	\$590,000	08/05/2024
2	20a Turnbull St SALE 3850	\$610,000	01/05/2024
3	13 Market St SALE 3850	\$565,000	20/10/2023

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:

03/02/2025 12:05



5/42 Ross Street, Sale Vic 3850

GRAHAM CHALMER

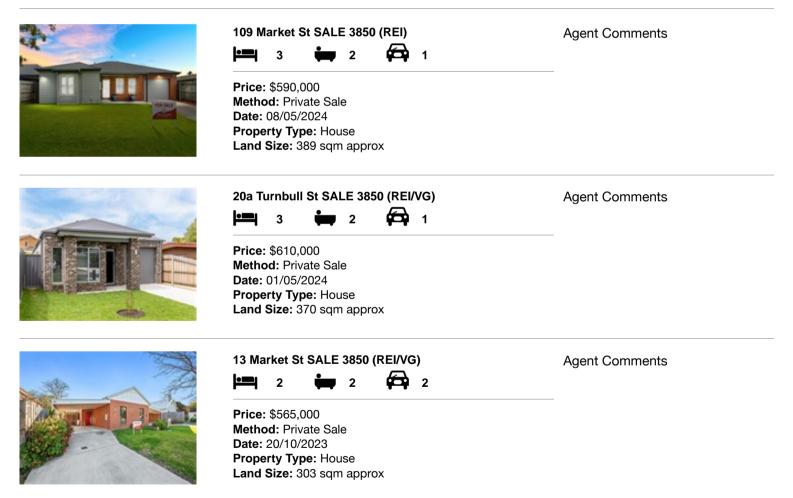




Property Type: Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$589,000 Median House Price December quarter 2024: \$460,000

Comparable Properties



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



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