

# 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 5/42 Ross Street, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$589,000

### Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

to 31/12/2024

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	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

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**Indicative Selling Price**  
\$589,000

**Median House Price**  
December quarter 2024: \$460,000



**Property Type:**  
Agent Comments

## Comparable Properties



**109 Market St SALE 3850 (REI)**

Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** House  
**Land Size:** 389 sqm approx



**20a Turnbull St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House  
**Land Size:** 370 sqm approx



**13 Market St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** House  
**Land Size:** 303 sqm approx

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



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