

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 Andrews Street, Sale Vic 3850

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	22 Howard St SALE 3850	\$280,000	17/07/2024
2	4 Rolland St SALE 3850	\$349,500	16/05/2024
3	20 Cartledge Way SALE 3850	\$310,000	11/03/2024

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:

13/08/2024 15:10

Ferg Horan

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Indicative Selling Price

\$319,000

Median House Price

Year ending June 2024: \$486,250



3 2 1

Rooms: 7

Property Type: House

Land Size: 779 sqm approx

[Agent Comments](#)

Comparable Properties



22 Howard St SALE 3850 (REI)

[Agent Comments](#)

3 1 1

Price: \$280,000

Method: Private Sale

Date: 17/07/2024

Property Type: House

Land Size: 771 sqm approx



4 Rolland St SALE 3850 (REI)

[Agent Comments](#)

3 1 1

Price: \$349,500

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 625 sqm approx



20 Cartledge Way SALE 3850 (VG)

[Agent Comments](#)

3 - -

Price: \$310,000

Method: Sale

Date: 11/03/2024

Property Type: House (Res)

Land Size: 565 sqm approx

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