### 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	e \$319,000									
Median sale price										
Median price	\$486,250	Pro	operty Type H	ouse		Suburb	Sale			
Period - From	01/07/2023	to	30/06/2024	s	ource	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	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



1 Andrews Street, Sale Vic 3850

# GRAHAM CHALMER

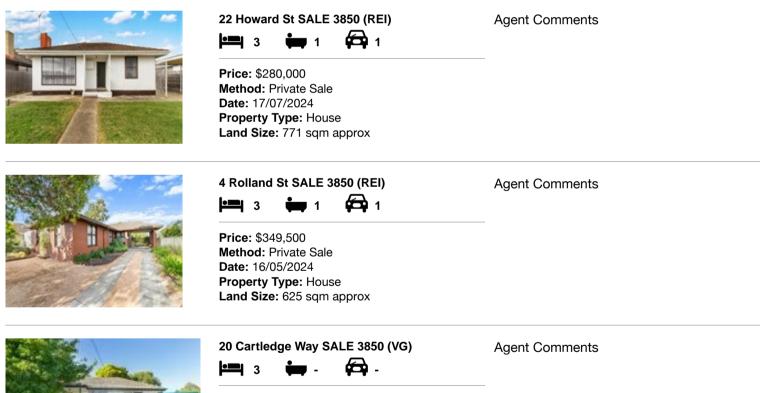




Rooms: 7 Property Type: House Land Size: 779 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$319,000 Median House Price Year ending June 2024: \$486,250

## **Comparable Properties**



Price: \$310,000 Method: Sale Date: 11/03/2024 Property Type: House (Res) Land Size: 565 sqm approx





propertydata

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