

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

21 Ruff Street, Sale Vic 3850

Indicative selling price

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

Single price \$269,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/12/2023

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	16 Mathieson St SALE 3850	\$280,000	26/10/2022
2	30 Weir St SALE 3850	\$275,000	22/12/2022
3	154 Dawson St SALE 3850	\$265,000	09/05/2023

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:

15/01/2024 17:16

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$269,000

Median House Price

Year ending December 2023: \$480,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



16 Mathieson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$280,000

Method: Sale

Date: 26/10/2022

Property Type: House (Res)

Land Size: 585 sqm approx



30 Weir St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$275,000

Method: Private Sale

Date: 22/12/2022

Property Type: House

Land Size: 567 sqm approx



154 Dawson St SALE 3850 (REI/VG)

Agent Comments

2 1 -

Price: \$265,000

Method: Private Sale

Date: 09/05/2023

Property Type: House

Land Size: 604 sqm approx

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