

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 Templeton Street, Sale Vic 3850

Indicative selling price

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

Single price

\$374,950

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

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	20 Templeton St SALE 3850	\$365,000	06/08/2024
2	37 Howard St SALE 3850	\$385,000	18/08/2023
3	16 Raglan St SALE 3850	\$385,000	05/06/2023

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:

20/08/2024 15:33

1 Templeton Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$374,950

Median House Price

June quarter 2024: \$465,000



Property Type: House (Res)

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



20 Templeton St SALE 3850 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 06/08/2024

Property Type: House

Land Size: 804 sqm approx



37 Howard St SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 630 sqm approx



16 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 05/06/2023

Property Type: House

Land Size: 689 sqm approx

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



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