

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/40-44 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$189,000

Median sale price

Median price

\$271,250

Property Type

Unit

Suburb

Sale

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/95 Marley St SALE 3850	\$200,000	08/08/2020
2	1/204 York St SALE 3850	\$195,000	26/08/2020
3	7/14-16 Mark Av SALE 3850	\$195,000	02/09/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/12/2020 11:20

10/40-44 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$189,000

Median Unit Price

Year ending September 2020: \$271,250



2 2 1

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



3/95 Marley St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$200,000

Method: Sale

Date: 08/08/2020

Property Type: Flat/Unit/Apartment (Res)



1/204 York St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$195,000

Method: Private Sale

Date: 26/08/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 219 sqm approx



7/14-16 Mark Av SALE 3850 (REI/VG)

Agent Comments

2 1 2

Price: \$195,000

Method: Private Sale

Date: 02/09/2020

Rooms: 5

Property Type: Unit

Land Size: 147 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.