

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

3/42 Ross Street, Sale Vic 3850

Indicative selling price

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

Range between \$375,000

&

\$399,000

Median sale price

Median price \$279,500

Property Type Unit

Suburb Sale

Period - From 01/01/2021

to

31/03/2021

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	1/146 Macalister St SALE 3850	\$378,000	22/03/2021
2	3/148 Reeve St SALE 3850	\$395,000	03/03/2021
3	73a Thomson St SALE 3850	\$379,000	17/09/2020

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:

26/05/2021 10:15

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Indicative Selling Price

\$375,000 - \$399,000

Median Unit Price

March quarter 2021: \$279,500



2 2 1

Rooms: 3

Property Type: House

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



1/146 Macalister St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$378,000

Method: Private Sale

Date: 22/03/2021

Property Type: Unit



3/148 Reeve St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$395,000

Method: Sale

Date: 03/03/2021

Property Type: Flat/Unit/Apartment (Res)



73a Thomson St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$379,000

Method: Private Sale

Date: 17/09/2020

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 407 sqm approx