Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$379,000

Property	offered t	for sale
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Address	3/42 Ross Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$375,000	&	\$399,000
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Median sale price

Median price	\$279,500	Pro	perty Type Ur	nit		Suburb	Sale
Period - From	01/01/2021	to	31/03/2021	So	urce	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.

Α	ddress 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

OR

3

73a Thomson St SALE 3850

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



17/09/2020



Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$375,000 - \$399,000 **Median Unit Price** March quarter 2021: \$279,500





Property Type: House Land Size: 250 sqm approx

Agent Comments



Comparable Properties

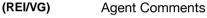


1/146 Macalister St SALE 3850 (REI/VG)

- 2



Price: \$378.000 Method: Private Sale Date: 22/03/2021 Property Type: Unit





3/148 Reeve St SALE 3850 (VG)

--- 3





Price: \$395,000 Method: Sale Date: 03/03/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



73a Thomson St SALE 3850 (REI/VG)

— 2



Price: \$379,000 Method: Private Sale Date: 17/09/2020

Rooms: 7

Property Type: Townhouse (Single) Land Size: 407 sqm approx

Agent Comments

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



