Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered	for sale
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Address	8/10 Weir Street, Sale Vic 3850
Including suburb or	, and the second
locality and postcode	

Indicative selling price

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

Single price	\$389,500

Median sale price

Median price \$292,000	Pro	pperty Type Un	it		Suburb	Sale
Period - From 01/10/2021	to	31/12/2021	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	3/148 Reeve St SALE 3850	\$395,000	03/03/2021
2	6/10 Weir St SALE 3850	\$380,000	27/10/2021
3	1/146 Macalister St SALE 3850	\$378,000	22/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	01/02/2022 10:27





Mark Ventrella 0419 348 614 mventrella@chalmer.com.au

> **Indicative Selling Price** \$389,500 **Median Unit Price**

December quarter 2021: \$292,000









Property Type: Townhouse

(Single)

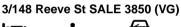
Land Size: 340 sqm approx

Agent Comments



Comparable Properties







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

Property Type: Flat/Unit/Apartment (Res)





6/10 Weir St SALE 3850 (REI/VG)







Agent Comments





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

— 2



Price: \$378,000 Method: Private Sale Date: 22/03/2021 Property Type: Unit

Agent Comments

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



