Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 90 Barkly Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$495,000								
Median sale price									
Median price	\$486,250	Pro	operty Type Hou	ise		Suburb	Sale		
Period - From	01/07/2023	to	30/06/2024	Sou	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.

Ade	dress of comparable property	Price	Date of sale
1	73 Lansdowne St SALE 3850	\$462,000	15/04/2024
2	135 Barkly St SALE 3850	\$460,000	27/10/2023
3	108 Reeve St SALE 3850	\$550,000	16/06/2023

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:

05/08/2024 09:29



GRAHAM CHALMER





Property Type: House Land Size: 1011 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$495,000 Median House Price Year ending June 2024: \$486,250

Comparable Properties



73 Lansdowne St SALE 3850 (REI/VG)



Price: \$462,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 784 sqm approx

Agent Comments

Agent Comments

135 Barkly St SALE 3850 (VG)



Price: \$460,000 Method: Sale Date: 27/10/2023 Property Type: House (Res) Land Size: 1041 sqm approx



108 Reeve St SALE 3850 (REI/VG)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 695 sqm approx

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



propertydata

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