Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$270,000

Property offered for sale

Address	11/40-44 Fitzroy 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

Single price	\$279,500

2/148 Pearson St SALE 3850

Median sale price

Median price	\$244,000	Pro	perty Type	Jnit		Suburb	Sale
Period - From	01/01/2020	to	31/12/2020		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	2/14-18 Darling St SALE 3850	\$285,000	19/12/2020
2	4/51 Topping St SALE 3850	\$277,500	01/02/2021

OR

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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:	10/03/2021 10:55



06/12/2019



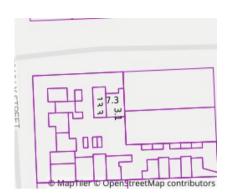
Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$279,500

Median Unit Price Year ending December 2020: \$244,000

— 2 Property Type: Unit

Agent Comments



Comparable Properties



2/14-18 Darling St SALE 3850 (VG)

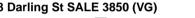






Price: \$285,000 Method: Sale Date: 19/12/2020

Property Type: Flat/Unit/Apartment (Res)







4/51 Topping St SALE 3850 (VG)







Price: \$277,500 Method: Sale Date: 01/02/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/148 Pearson St SALE 3850 (VG)

— 2





Price: \$270,000 Method: Sale Date: 06/12/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



