

# 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

11/40-44 Fitzroy Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,500

### Median sale price

Median price

\$244,000

Property Type

Unit

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
3	2/148 Pearson St SALE 3850	\$270,000	06/12/2019

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:

10/03/2021 10:55

11/40-44 Fitzroy Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

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0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$279,500

**Median Unit Price**

Year ending December 2020: \$244,000



2 2 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



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

Agent Comments

2 - -

**Price:** \$285,000

**Method:** Sale

**Date:** 19/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**4/51 Topping St SALE 3850 (VG)**

Agent Comments

2 - -

**Price:** \$277,500

**Method:** Sale

**Date:** 01/02/2021

**Property Type:** Flat/Unit/Apartment (Res)



**2/148 Pearson St SALE 3850 (VG)**

Agent Comments

2 - -

**Price:** \$270,000

**Method:** Sale

**Date:** 06/12/2019

**Property Type:** Flat/Unit/Apartment (Res)

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