

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

2/133 Desailly Street, Sale Vic 3850

Indicative selling price

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

Range between \$360,000

&

\$380,000

Median sale price

Median price \$442,000

Property Type House

Suburb Sale

Period - From 01/10/2021

to 31/12/2021

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	2/42 Ross St SALE 3850	\$425,000	18/10/2021
2	2/9-13 Elgin St SALE 3850	\$392,500	18/02/2022
3	8/10 Weir St SALE 3850	\$380,000	25/02/2022

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:

31/03/2022 11:38

Victoria Cook

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Indicative Selling Price

\$360,000 - \$380,000

Median House Price

December quarter 2021: \$442,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



2/42 Ross St SALE 3850 (VG)



Agent Comments

Price: \$425,000

Method: Sale

Date: 18/10/2021

Property Type: Flat/Unit/Apartment (Res)



2/9-13 Elgin St SALE 3850 (REI)



Agent Comments

Price: \$392,500

Method: Private Sale

Date: 18/02/2022

Property Type: Unit



8/10 Weir St SALE 3850 (REI/VG)



Agent Comments

Price: \$380,000

Method: Private Sale

Date: 25/02/2022

Property Type: Unit

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