

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

5/14-18 Darling Street, Sale Vic 3850

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$305,000

Property Type Unit

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	3/7 Market St SALE 3850	\$410,000	10/05/2024
2	2/135 Market St SALE 3850	\$430,000	12/03/2024
3	5/20-22 Darling St SALE 3850	\$425,000	21/08/2023

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:

09/12/2024 16:33

Sarah Bedgood

5144 4333

0400 614 669

sarahb@chalmer.com.au

Indicative Selling Price

\$415,000

Median Unit Price

September quarter 2024: \$305,000



Property Type: House (Res)

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



3/7 Market St SALE 3850 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 10/05/2024

Property Type: Flat/Unit/Apartment (Res)



2/135 Market St SALE 3850 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 12/03/2024

Property Type: Unit



5/20-22 Darling St SALE 3850 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 21/08/2023

Property Type: Unit

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



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