Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	115 Market 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 \$499,000

Median sale price

Median price	\$475,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	90 Barkly St SALE 3850	\$475,000	01/11/2024
2	174 Pearson St SALE 3850	\$490,000	15/08/2024
3	216 Raglan St SALE 3850	\$514,000	15/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	26/02/2025 14:32





fhoran@chalmer.com.au

Indicative Selling Price \$499,000

Median House Price Year ending December 2024: \$475,000

Ferg Horan 5144 4333 0417 123 162





Property Type: House Land Size: 509 sqm approx **Agent Comments**

Comparable Properties



90 Barkly St SALE 3850 (REI/VG)

Price: \$475,000 Method: Private Sale

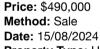
Date: 01/11/2024 Property Type: House Land Size: 1011 sqm approx

174 Pearson St SALE 3850 (VG)

Agent Comments

Agent Comments

Agent Comments



2

Property Type: House (Res) Land Size: 722 sqm approx



216 Raglan St SALE 3850 (REI/VG)

Price: \$514,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 551 sqm approx

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





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