Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5 Osborne Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$735,000									
Median sale price										
Median price	\$480,000	Pro	operty Type Hou	se		Suburb	Sale			
Period - From	01/04/2023	to	30/06/2023	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Peck PI SALE 3850	\$755,000	20/06/2023
2	10 Burraginnin CI SALE 3850	\$750,000	06/10/2022
3	7 Gooch Ct SALE 3850	\$735,000	26/07/2022

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:

24/08/2023 14:24



GRAHAM CHALMER

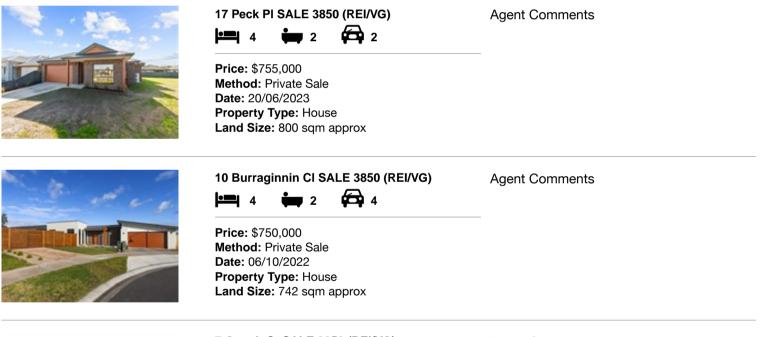




Property Type: House Land Size: 806 sqm approx Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$735,000 Median House Price June quarter 2023: \$480,000

Comparable Properties





7 Gooch Ct SALE 3850 (REI/VG)



Agent Comments

Price: \$735,000 Method: Private Sale Date: 26/07/2022 Property Type: House Land Size: 993 sqm approx

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



propertydata

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