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 35 Desailly Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$499,000									
Median sale price										
Median price	\$492,940	Property Type House				Suburb	Sale			
Period - From	01/10/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	21 Desailly St SALE 3850	\$450,000	18/12/2023
2	17 Desailly St SALE 3850	\$475,000	13/09/2023
3	35 Desailly St SALE 3850	\$460,000	28/07/2023

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.

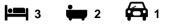
This Statement of Information was prepared on:

10/01/2025 15:24



GRAHAM CHALMER

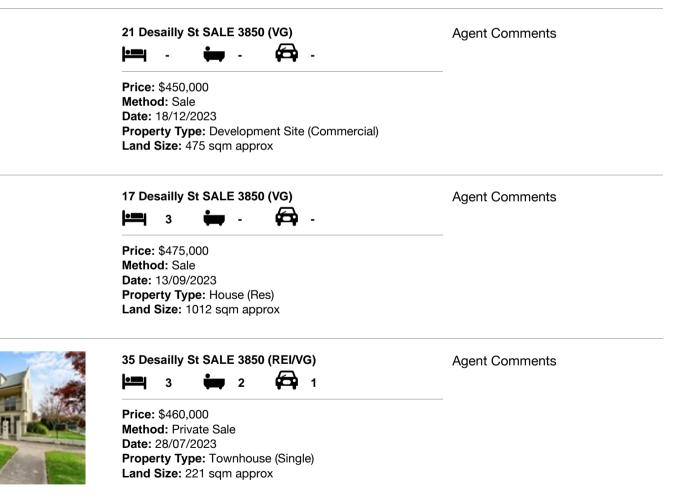




Property Type: Townhouse (Single) Land Size: 221 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$499,000 Median House Price Year ending September 2024: \$492,940

Comparable Properties



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



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