

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

1b Nicholson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$486,950

Median sale price

Median price

\$335,000

Property Type

Unit

Suburb

Sale

Period - From

09/09/2023

to

08/09/2024

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	29 Surkitt Blvd SALE 3850	\$485,000	29/07/2024
2	15b Greenaway Ct SALE 3850	\$485,000	10/11/2023
3	1/133 Desailly St SALE 3850	\$490,000	30/10/2023

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:

09/09/2024 10:44

1b Nicholson Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Sarah Bedggood

5144 4333

0400 614 669

sarahb@chalmer.com.au

Indicative Selling Price

\$486,950

Median Unit Price

09/09/2023 - 08/09/2024: \$335,000



Property Type:

Agent Comments

Comparable Properties



29 Surkitt Blvd SALE 3850 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 29/07/2024

Property Type: House

Land Size: 385 sqm approx



15b Greenaway Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 10/11/2023

Property Type: House

Land Size: 404 sqm approx



1/133 Desailly St SALE 3850 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

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



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