### 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 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	Pro	operty 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.

Ade	dress 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



# GRAHAM CHALMER

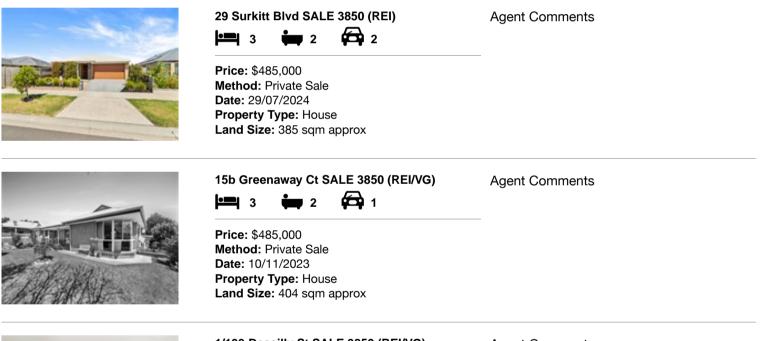




**Property Type:** Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$486,950 Median Unit Price 09/09/2023 - 08/09/2024: \$335,000

## **Comparable Properties**







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



property data com au voir esta

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