

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

143 Gibsons Road, Sale Vic 3850

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

31/03/2023

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	202 Gibsons Rd SALE 3850	\$1,440,000	13/01/2023
2	13 Collins PI SALE 3850	\$1,048,000	16/06/2023
3	88b Montgomery St SALE 3850	\$955,000	17/02/2022

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:

17/06/2023 10:05

143 Gibsons Road, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$925,000

Median House Price

Year ending March 2023: \$500,000



7 3 2

Rooms: 7

Property Type: House (Res)

Land Size: 6897 sqm approx

Agent Comments

Comparable Properties



202 Gibsons Rd SALE 3850 (REI)

Agent Comments

6 5 3

Price: \$1,440,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 96100 sqm approx



13 Collins PI SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$1,048,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 4006 sqm approx



88b Montgomery St SALE 3850 (REI/VG)

Agent Comments

4 3 2

Price: \$955,000

Method: Private Sale

Date: 17/02/2022

Property Type: House

Land Size: 2778 sqm approx

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



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