Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address	16 Osborne Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$699,000

Median sale price

Median price	\$486,250	Pro	perty Type	House		Suburb	Sale
Period - From	01/07/2023	to	30/06/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6 Peppercorn CI SALE 3850	\$710,000	30/05/2024
2	5 Osborne St SALE 3850	\$715,000	10/11/2023
3	6 Osborne St SALE 3850	\$730,000	11/09/2023

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:	12/09/2024 15:40



Date of sale

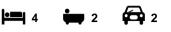


Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$699,000 **Median House Price**

Year ending June 2024: \$486,250





Property Type: House Land Size: 800 sqm approx **Agent Comments**

Comparable Properties



6 Peppercorn CI SALE 3850 (REI)

4





Price: \$710.000 Method: Private Sale Date: 30/05/2024 Property Type: House Land Size: 668 sqm approx **Agent Comments**



5 Osborne St SALE 3850 (REI/VG)







Agent Comments

Price: \$715,000 Method: Private Sale Date: 10/11/2023 Property Type: House Land Size: 806 sqm approx











Price: \$730,000 Method: Sale Date: 11/09/2023

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



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



