

# 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

16 Osborne Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$699,000

### Median sale price

Median price

\$486,250

Property 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	Price	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

16 Osborne Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$699,000

**Median House Price**

Year ending June 2024: \$486,250



4 2 2

**Property Type:** House

**Land Size:** 800 sqm approx

**Agent Comments**

## Comparable Properties



**6 Peppercorn CI SALE 3850 (REI)**

**Agent Comments**

4 2 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 30/05/2024

**Property Type:** House

**Land Size:** 668 sqm approx



**5 Osborne St SALE 3850 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** House

**Land Size:** 806 sqm approx



**6 Osborne St SALE 3850 (VG)**

**Agent Comments**

4 - -

**Price:** \$730,000

**Method:** Sale

**Date:** 11/09/2023

**Property Type:** House (Res)

**Land Size:** 720 sqm approx

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



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