

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

114 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$417,500

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	26 Dundas St SALE 3850	\$430,000	04/04/2022
2	13 Cedar St SALE 3850	\$430,000	06/12/2021
3	18 Ellen Way SALE 3850	\$419,000	03/06/2021

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:

02/11/2022 17:02

114 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$417,500

Median House Price

September quarter 2022: \$472,500



4 1 2

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties

26 Dundas St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$430,000

Method: Sale

Date: 04/04/2022

Property Type: House (Res)

Land Size: 920 sqm approx



13 Cedar St SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$430,000

Method: Private Sale

Date: 06/12/2021

Property Type: House

Land Size: 926 sqm approx



18 Ellen Way SALE 3850 (REI/VG)

Agent Comments

4 1 2

Price: \$419,000

Method: Private Sale

Date: 03/06/2021

Property Type: House

Land Size: 667 sqm approx

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



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