

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

63 Barkly Street, Sale Vic 3850

Indicative selling price

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

Range between \$380,000

&

\$415,000

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	61 Marley St SALE 3850	\$410,000	25/06/2021
2	94 Dundas St SALE 3850	\$399,500	20/08/2021
3	98 Market St SALE 3850	\$370,000	18/12/2021

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:

25/11/2022 15:42

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Indicative Selling Price

\$380,000 - \$415,000

Median House Price

September quarter 2022: \$472,500



Property Type: House (Previously Occupied - Detached)

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



61 Marley St SALE 3850 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 25/06/2021

Property Type: House

Land Size: 1119 sqm approx

94 Dundas St SALE 3850 (VG)

Agent Comments



Price: \$399,500

Method: Sale

Date: 20/08/2021

Property Type: House (Res)

Land Size: 1011 sqm approx



98 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 1000 sqm approx

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