

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

165 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price \$650,000

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	88 Fitzroy St SALE 3850	\$575,000	29/07/2024
2	172 Fitzroy St SALE 3850	\$670,000	03/07/2024
3	108 Reeve St SALE 3850	\$550,000	16/06/2023

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:

09/09/2024 16:17

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Indicative Selling Price

\$650,000

Median House Price

Year ending June 2024: \$486,250



5 2 4

Property Type: House

Agent Comments

Comparable Properties



88 Fitzroy St SALE 3850 (REI)

Agent Comments

3 1 6

Price: \$575,000

Method: Private Sale

Date: 29/07/2024

Property Type: House

Land Size: 1011 sqm approx



172 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Land Size: 700 sqm approx



108 Reeve St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 695 sqm approx

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