### 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	e \$650,000								
Median sale p	rice								
Median price	\$486,250	Pro	operty Type	Ηοι	ise		Suburb	Sale	
Period - From	01/07/2023	to	30/06/2024		s	ource	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.

Ad	dress 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:

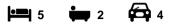
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165 Reeve Street, Sale Vic 3850

# GRAHAM CHALMER





Property Type: House Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$650,000 Median House Price Year ending June 2024: \$486,250

## **Comparable Properties**







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



property data

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