Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 43 Jackson Avenue, Sale Vic 3850

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-----------------|-----|------|-------------|--|--|--|
| Single price | e \$340,000 | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$475,000 | Pro | operty Type Hou | se | | Suburb Sale | | | |
| Period - From | 01/01/2024 | to | 31/12/2024 | Sou | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 194 Dawson St SALE 3850 | \$360,000 | 19/12/2024 |
| 2 | 121 Dawson St SALE 3850 | \$354,000 | 12/07/2024 |
| 3 | 4 Rolland St SALE 3850 | \$349,500 | 16/05/2024 |

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:

24/01/2025 16:35



43 Jackson Avenue, Sale Vic 3850

GRAHAM CHALMER





Property Type: Agent Comments

Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$340,000 Median House Price Year ending December 2024: \$475,000

Comparable Properties



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



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