## 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 35 Howard Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$250,000								
Median sale p	rice								
Median price	\$532,500	Pro	operty Type	Ηοι	ise		Suburb	Sale	
Period - From	01/01/2022	to	31/03/2022		s	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.

Ade	dress of comparable property	Price	Date of sale
1	121 Stawell St SALE 3850	\$260,000	10/03/2021
2	99 Stawell St SALE 3850	\$255,000	11/06/2021
3	9 Pine Gr SALE 3850	\$240,000	10/06/2021

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:

29/06/2022 11:45



### 35 Howard Street, Sale Vic 3850

# GRAHAM CHALMER





Rooms: 5 Property Type: House Land Size: 744 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$250,000 Median House Price March quarter 2022: \$532,500

## **Comparable Properties**



121 Stawell St SALE 3850 (REI/VG)

Price: \$260,000

Method: Private Sale Date: 10/03/2021 Property Type: House Land Size: 381 sqm approx Agent Comments

Agent Comments



99 Stawell St SALE 3850 (REI/VG)



Price: \$255,000 Method: Private Sale Date: 11/06/2021 Property Type: House Land Size: 600 sqm approx

9 Pine Gr SALE 3850 (VG)

Agent Comments

Price: \$240,000 Method: Sale Date: 10/06/2021 Property Type: House (Res) Land Size: 585 sqm approx

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.