

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

7/14-16 Carter Street, Sale Vic 3850

Indicative selling price

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

Single price

\$389,950

Median sale price

Median price

\$335,000

Property Type

Unit

Suburb

Sale

Period - From

12/09/2023

to

11/09/2024

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	1/35 Palmerston St SALE 3850	\$400,000	21/05/2024
2	3/400 York St SALE 3850	\$380,000	12/01/2024
3	4/35 Reeve St SALE 3850	\$385,000	01/09/2023

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:

12/09/2024 15:59

7/14-16 Carter Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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Indicative Selling Price

\$389,950

Median Unit Price

12/09/2023 - 11/09/2024: \$335,000



 3  1  1

Property Type: Unit

Agent Comments

Comparable Properties

1/35 Palmerston St SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$400,000

Method: Sale

Date: 21/05/2024

Property Type: Flat/Unit/Apartment (Res)



3/400 York St SALE 3850 (REI/VG)

Agent Comments

 3  1  1

Price: \$380,000

Method: Private Sale

Date: 12/01/2024

Property Type: Unit

Land Size: 262 sqm approx



4/35 Reeve St SALE 3850 (REI/VG)

Agent Comments

 2  1  1

Price: \$385,000

Method: Private Sale

Date: 01/09/2023

Property Type: Unit

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



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