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 7/14-16 Carter Street, Sale Vic 3850

Indicative selling price

of the meaning of this price see consumer.vic.gov.au/underquoting	For the	emeaning	of this	price see	e consumer.vic.gov.au/underquoting
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Single price \$389,950

Median sale price

Median price	\$335,000	Pro	perty Type Unit	:	Suburb	Sale
Period - From	12/09/2023	to	11/09/2024	Sourc	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.

Add	dress 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

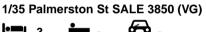




Property Type: Unit Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$389,950 Median Unit Price 12/09/2023 - 11/09/2024: \$335,000

Comparable Properties



Agent Comments

Agent Comments



Price: \$400,000 Method: Sale Date: 21/05/2024 Property Type: Flat/Unit/Apartment (Res)



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



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)

1

Agent Comments

Price: \$385,000 Method: Private Sale Date: 01/09/2023 Property Type: Unit

2

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



propertydata com.au

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