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 62 Thomson Street, Sale Vic 3850

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-----------------|-----|------|--------|------|--|--|
| Single price | e \$872,500 | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$475,000 | Pro | operty Type Hou | ISE | | Suburb | Sale | | |
| Period - From | 01/01/2024 | to | 31/12/2024 | So | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 40 Dundas St SALE 3850 | \$880,000 | 16/08/2024 |
| 2 | 40 Barkly St SALE 3850 | \$899,000 | 15/07/2024 |
| 3 | 7 Southern Av SALE 3850 | \$885,000 | 09/02/2024 |

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:

22/01/2025 16:33



GRAHAM CHALMER





Property Type: House Land Size: 1011 sqm approx Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$872,500 **Median House Price** Year ending December 2024: \$475,000

Comparable Properties

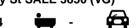


Ŀ 4 2 Price: \$880,000

40 Dundas St SALE 3850 (REI/VG)

Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 1013 sqm approx

40 Barkly St SALE 3850 (VG) • • Δ



Agent Comments

Agent Comments

Price: \$899,000 Method: Sale Date: 15/07/2024 Property Type: House (Res) Land Size: 1021 sqm approx



7 Southern Av SALE 3850 (REI/VG) Ŀ 9 4 2

Agent Comments

Price: \$885,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 2019 sqm approx

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



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