

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

1/84-86 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/12/2022

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	2/112 Marley St SALE 3850	\$395,000	09/02/2023
2	2/490 Raymond St SALE 3850	\$395,000	19/01/2022
3	6/10 Weir St SALE 3850	\$380,000	27/10/2021

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:

28/03/2023 10:55

1/84-86 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

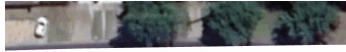
victoriac@chalmer.com.au

Indicative Selling Price

\$375,000

Median House Price

Year ending December 2022: \$505,000



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/112 Marley St SALE 3850 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 09/02/2023

Property Type: Unit

Land Size: 269 sqm approx

2/490 Raymond St SALE 3850 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 19/01/2022

Property Type: Flat/Unit/Apartment (Res)



6/10 Weir St SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 27/10/2021

Property Type: Unit

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



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