

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

91 Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$442,000

Property Type House

Suburb Sale

Period - From 01/10/2021

to 31/12/2021

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	12 King Av SALE 3850	\$560,000	23/07/2021
2	110 Barkly St SALE 3850	\$550,000	14/01/2022
3	33 Glebe Dr SALE 3850	\$543,000	12/01/2022

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:

28/03/2022 17:06



Property Type:
Agent Comments

Indicative Selling Price
\$575,000

Median House Price
December quarter 2021: \$442,000

Comparable Properties



12 King Av SALE 3850 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 840 sqm approx



110 Barkly St SALE 3850 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 14/01/2022
Property Type: House
Land Size: 1011 sqm approx



33 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$543,000
Method: Private Sale
Date: 12/01/2022
Property Type: House
Land Size: 707 sqm approx

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