

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

37 Hutchison Street, Sale Vic 3850

Indicative selling price

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

Single price

\$484,950

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

30/06/2024

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	43 Hutchison St SALE 3850	\$480,000	13/12/2023
2	2 Hazel Ct SALE 3850	\$480,000	01/06/2023
3	8 Antares Av SALE 3850	\$480,000	01/03/2023

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:

23/08/2024 17:38

37 Hutchison Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$484,950

Median House Price

June quarter 2024: \$465,000



4 2 2

Property Type: House

Land Size: 1003 sqm approx

Agent Comments

Comparable Properties



43 Hutchison St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$480,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 811 sqm approx



2 Hazel Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000

Method: Private Sale

Date: 01/06/2023

Property Type: House

Land Size: 750 sqm approx



8 Antares Av SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 01/03/2023

Property Type: House

Land Size: 937 sqm approx

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



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