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 3/122-126 Foster Street, Sale Vic 3850

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$675,000

Median sale price

Median price	\$305,000	Pro	operty Type Unit	t	Suburb	Sale
Period - From	01/07/2024	to	30/09/2024	Sour	rce 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale	
1	1/62 York St SALE 3850	\$700,000	03/04/2024	
2				
3				

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 eighteen months.

This Statement of Information was prepared on:

09/12/2024 09:07



3/122-126 Foster Street, Sale Vic 3850

GRAHAM CHALMER

A1



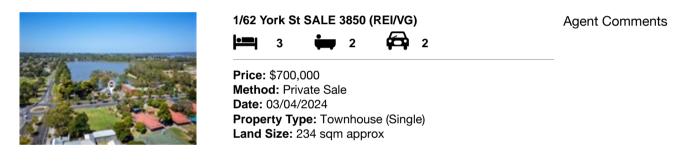
Property Type: Agent Comments

Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au



Indicative Selling Price \$675,000 **Median Unit Price** September quarter 2024: \$305,000

Comparable Properties



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 eighteen months.

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



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