

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 5/122 Patten Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Range between \$295,000 & \$304,000

Median sale price

Median price \$486,250 Property Type House Suburb Sale

Period - From 01/07/2023 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	2/258 Raglan St SALE 3850	\$280,000	25/09/2024
2	2/68 Market St SALE 3850	\$285,000	06/09/2024
3	2/54 Patten St SALE 3850	\$335,000	27/09/2023

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: 04/10/2024 08:29

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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$295,000 - \$304,000
Median House Price
Year ending June 2024: \$486,250

Comparable Properties



2/258 Raglan St SALE 3850 (REI)

Agent Comments

2 1 -

Price: \$280,000
Method: Private Sale
Date: 25/09/2024
Property Type: Unit
Land Size: 341 sqm approx



2/68 Market St SALE 3850 (REI)

Agent Comments

2 1 2

Price: \$285,000
Method: Private Sale
Date: 06/09/2024
Property Type: Unit



2/54 Patten St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$335,000
Method: Sale
Date: 27/09/2023
Property Type: Flat/Unit/Apartment (Res)

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