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

1/83-85 Barkly Street, Sale Vic 3850

Indicative selling price

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

Single price | $315,000

Median sale price

| Median price | $279,500 | Property Type | Unit | Suburb | Sale |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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 1/5 Elgin St SALE 3850	$300,000	26/05/2021
2 1/146 Reeve St SALE 3850	$325,000	21/05/2021
3 1/78 Guthridge Pde SALE 3850	$320,000	09/07/2020

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: | 09/07/2021 14:21

CONSUMER AFFAIRS VICTORIA

1/83-85 Barkly Street, Sale Vic 3850

Mark Ventrella
0419 348 614
mventrella@chalmer.com.au

3   **1**   **0**

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$315,000
Median Unit Price
March quarter 2021: $279,500

Comparable Properties

1/5 Elgin St SALE 3850 (REI/VG)

2   **1**   **1**

Price: $300,000
Method: Private Sale
Date: 26/05/2021
Property Type: Unit

Agent Comments

1/146 Reeve St SALE 3850 (REI)

3   **2**   **1**

Price: $325,000
Method: Private Sale
Date: 21/05/2021
Property Type: Unit
Land Size: 338 sqm approx

Agent Comments

1/78 Guthridge Pde SALE 3850 (VG)

3   **-**   **-**

Price: $320,000
Method: Sale
Date: 09/07/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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