

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

2/96 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price \$289,950

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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 | 1/99 Reeve St SALE 3850 | \$350,000 | 07/08/2024 |
| 2 | 6/117 Reeve St SALE 3850 | \$305,000 | 30/07/2024 |
| 3 | 1/99 Reeve St SALE 3850 | \$360,000 | 23/07/2024 |

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:

12/12/2024 10:03

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$289,950

Median House Price
Year ending September 2024: \$492,940



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



1/99 Reeve St SALE 3850 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 07/08/2024
Property Type: Unit
Land Size: 196 sqm approx



6/117 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 30/07/2024
Property Type: Unit
Land Size: 157 sqm approx



1/99 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 23/07/2024
Property Type: Flat/Unit/Apartment (Res)

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