### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

155-157 Foster Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$875,000								
Median sale price									
Median price	\$486,250	Pro	operty Type Hou	use	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 two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Southern Av SALE 3850	\$885,000	09/02/2024
2			
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/07/2024 14:24



# GRAHAM CHALMER





Property Type: House (Res) Land Size: 1992 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$875,000 Median House Price Year ending June 2024: \$486,250

## **Comparable Properties**



7 Southern Av SALE 3850 (REI/VG)

Price: \$885,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 2019 sqm approx Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.