

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

146 Pearson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

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	166 Pearson St SALE 3850	\$385,000	02/02/2024
2	11 Stead St SALE 3850	\$382,000	01/05/2024
3	35 Valentine Cr SALE 3850	\$378,000	04/12/2023

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:

22/05/2024 15:09

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

Indicative Selling Price
\$389,000

Median House Price
March quarter 2024: \$490,880



3 1 2

Property Type: House

Agent Comments

Comparable Properties



166 Pearson St SALE 3850 (REI/VG)

Agent Comments

4 1 -

Price: \$385,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 950 sqm approx



11 Stead St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$382,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 536 sqm approx



35 Valentine Cr SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$378,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 831 sqm approx

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