

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

2a Weir Street, Sale Vic 3850

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$359,000

Property Type

Townhouse

Suburb

Sale

Period - From

12/01/2021

to

11/01/2022

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	4/14 Elgin St SALE 3850	\$359,000	30/06/2021
2	3/8-10 Darling St SALE 3850	\$345,000	26/11/2020
3	4/10 Weir St SALE 3850	\$340,000	07/08/2020

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:

12/01/2022 17:07

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Indicative Selling Price

\$320,000 - \$352,000

Median Townhouse Price

12/01/2021 - 11/01/2022: \$359,000



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



4/14 Elgin St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$359,000

Method: Private Sale

Date: 30/06/2021

Property Type: Townhouse (Single)



3/8-10 Darling St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$345,000

Method: Private Sale

Date: 26/11/2020

Property Type: Unit

Land Size: 357 sqm approx



4/10 Weir St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$340,000

Method: Private Sale

Date: 07/08/2020

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 353 sqm approx

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