

# 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

72 Barkly Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$540,000

### 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	174 Pearson St SALE 3850	\$490,000	15/08/2024
2	104 Stawell St SALE 3850	\$565,000	22/07/2024
3	4 Rue Grande Monde SALE 3850	\$497,000	18/06/2024

**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:

09/12/2024 12:52

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**Indicative Selling Price**

\$540,000

**Median House Price**

Year ending September 2024: \$492,940

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 676 sqm approx

Agent Comments



## Comparable Properties

**174 Pearson St SALE 3850 (VG)**

Agent Comments

**Price:** \$490,000**Method:** Sale**Date:** 15/08/2024**Property Type:** House (Res)**Land Size:** 722 sqm approx**104 Stawell St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$565,000**Method:** Private Sale**Date:** 22/07/2024**Property Type:** House**Land Size:** 674 sqm approx**4 Rue Grande Monde SALE 3850 (REI)**

Agent Comments

**Price:** \$497,000**Method:** Private Sale**Date:** 18/06/2024**Property Type:** House**Land Size:** 700 sqm approx

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



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