

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

4/8-12 Ross Street, Sale Vic 3850

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$350,000

Property Type

Unit

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 two kilometres of the property for sale in the last six 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	48 Jackson Av SALE 3850	\$300,000	05/12/2023
2	87 Fitzroy St SALE 3850	\$295,000	25/01/2024
3	11/204 York St SALE 3850	\$295,000	22/05/2024

OR

~~**B*** 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:

27/05/2024 15:56

Brett Glover
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Indicative Selling Price
\$299,000

Median Unit Price
March quarter 2024: \$350,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



48 Jackson Av SALE 3850 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 05/12/2023
Property Type: House
Land Size: 585 sqm approx



87 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 25/01/2024
Property Type: House (Res)
Land Size: 974 sqm approx



11/204 York St SALE 3850 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 22/05/2024
Property Type: Unit