

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

1 Buckley Street, Sale Vic 3850

Indicative selling price

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

Single price

\$349,950

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	25 Macarthur St SALE 3850	\$360,000	08/12/2020
2	31 Marilyn Way SALE 3850	\$345,000	26/11/2020
3	9 Ellen Way SALE 3850	\$334,000	06/11/2020

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:

09/02/2021 09:31

1 Buckley Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$349,950

Median House Price

December quarter 2020: \$405,000



Property Type: House (Previously Occupied - Detached)

Land Size: 4877 sqm approx

Agent Comments

Comparable Properties



25 Macarthur St SALE 3850 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 08/12/2020

Property Type: House (Res)

Land Size: 589 sqm approx



31 Marilyn Way SALE 3850 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 26/11/2020

Property Type: House (Res)

Land Size: 502 sqm approx



9 Ellen Way SALE 3850 (VG)

Agent Comments



Price: \$334,000

Method: Sale

Date: 06/11/2020

Property Type: House (Res)

Land Size: 1047 sqm approx

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



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.