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

5/38-42 Darling Street, Sale Vic 3850

Indicative selling price

For the meaning of th	is price see consu	mer.vic.gov.au/u	Inderquoting	

Single price \$495,000

Median sale price

Median price	\$305,000	Pro	operty Type Unit		Suburb	Sale
Period - From	01/07/2024	to	30/09/2024	Sour	rce 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.

Add	dress of comparable property	Price	Date of sale
1	1/35 Reeve St SALE 3850	\$490,000	22/07/2024
2	138B Reeve St SALE 3850	\$470,000	02/02/2024
3	1/133 Desailly St SALE 3850	\$490,000	30/10/2023

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:

06/12/2024 13:53



GRAHAM CHALMER





Property Type: Agent Comments

Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$495,000 Median Unit Price September quarter 2024: \$305,000

Comparable Properties



Price: \$490,000 Method: Sale

1/35 Reeve St SALE 3850 (VG)

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Method: Sale Date: 22/07/2024 Property Type: Flat/Unit/Apartment (Res)



138B Reeve St SALE 3850 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 02/02/2024 Property Type: Unit



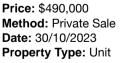
1/133 Desailly St SALE 3850 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments



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

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