

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

2B Weir Street, Sale Vic 3850

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	231 Raglan St SALE 3850	\$399,000	29/04/2024
2	17 Weir St SALE 3850	\$390,000	23/04/2024
3	11 Stead St SALE 3850	\$382,000	01/05/2024

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:

17/07/2024 15:15

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Indicative Selling Price
\$399,000

Median House Price
Year ending June 2024: \$486,250



2 1 1

Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 351 sqm approx
Agent Comments

Comparable Properties



231 Raglan St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$399,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 636 sqm approx



17 Weir St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$390,000
Method: Sale
Date: 23/04/2024
Property Type: House (Res)
Land Size: 622 sqm approx



11 Stead St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$382,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 536 sqm approx

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