

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 24-26 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$485,000 Property Type House Suburb Sale
Period - From 01/04/2023 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 | 485 Raymond St SALE 3850 | \$475,000 | 08/03/2024 |
| 2 | 121 Fitzroy St SALE 3850 | \$470,000 | 02/04/2024 |
| 3 | 143 Dawson St SALE 3850 | \$460,000 | 22/04/2024 |

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: 20/05/2024 12:38



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$499,000
Median House Price
Year ending March 2024: \$485,000

Comparable Properties



485 Raymond St SALE 3850 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 1040 sqm approx



121 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 973 sqm approx



143 Dawson St SALE 3850 (REI)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 22/04/2024
Property Type: House

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