

# 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

4/38-42 Darling Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$459,000

### Median sale price

Median price \$330,000

Property Type Unit

Suburb Sale

Period - From 04/12/2023

to 03/12/2024

Source Property Data

### 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.

	Address of comparable property	Price	Date of sale
1	3/78 Guthridge Pde SALE 3850	\$450,000	30/10/2024
2	3/129 Pearson St SALE 3850	\$460,000	19/01/2024
3	3/112 Palmerston St SALE 3850	\$445,000	06/11/2023

**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:

04/12/2024 14:04

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**Indicative Selling Price**

\$459,000

**Median Unit Price**

04/12/2023 - 03/12/2024: \$330,000



**Property Type:**

Agent Comments

## Comparable Properties



**3/78 Guthridge Pde SALE 3850 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 30/10/2024

**Property Type:** Unit

**Land Size:** 364 sqm approx



**3/129 Pearson St SALE 3850 (VG)**

Agent Comments



**Price:** \$460,000

**Method:** Sale

**Date:** 19/01/2024

**Property Type:** Flat/Unit/Apartment (Res)



**3/112 Palmerston St SALE 3850 (VG)**

Agent Comments



**Price:** \$445,000

**Method:** Sale

**Date:** 06/11/2023

**Property Type:** Flat/Unit/Apartment (Res)

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



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