

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

488a Raymond Street, Sale Vic 3850

Indicative selling price

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

Single price \$870,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	127 Pearson St SALE 3850	\$870,000	05/12/2024
2	40 Dundas St SALE 3850	\$880,000	16/08/2024
3	40 Barkly St SALE 3850	\$899,000	15/07/2024

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:

17/12/2024 10:36

Chris Morrison
0351439206
0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price
\$870,000

Median House Price
Year ending September 2024: \$492,940



3 2 4

Property Type: House
Land Size: 857 sqm approx
Agent Comments

Comparable Properties



127 Pearson St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$870,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 1081 sqm approx



40 Dundas St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$880,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 1013 sqm approx

40 Barkly St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$899,000
Method: Sale
Date: 15/07/2024
Property Type: House (Res)
Land Size: 1021 sqm approx

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