Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	488a Raymond Street, Sale Vic 3850
Including suburb and	
postcode	

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	Pro	perty 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

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 comparableproperties 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 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$870,000

Median House Price

Year ending September 2024: \$492,940



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

Comparable Properties



127 Pearson St SALE 3850 (REI)

3

Agent Comments

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)

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

Agent Comments

40 Barkly St SALE 3850 (VG)

Price: \$899,000 Method: Sale Date: 15/07/2024

Property Type: House (Res) Land Size: 1021 sqm approx Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.