

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

85 Market Street, Sale Vic 3850

Indicative selling price

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

Range between \$920,000 & \$950,000

Median sale price

Median price \$475,000 Property Type House Suburb Sale

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 eighteen 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	104 Patten St SALE 3850	\$925,000	26/09/2024
2			
3			

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 eighteen months.

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Indicative Selling Price

\$920,000 - \$950,000

Median House Price

Year ending December 2024: \$475,000



 4  2  2

Property Type: House

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



104 Patten St SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$925,000

Method: Private Sale

Date: 26/09/2024

Property Type: House

Land Size: 1655 sqm approx

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 eighteen months.

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



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