

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

1/16-18 Princes Highway, Sale Vic 3850

Indicative selling price

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

Single price \$280,000

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	3/383-385 York St SALE 3850	\$330,000	02/12/2024
2	1/135 Dawson St SALE 3850	\$327,000	22/11/2024
3	14/495 Raymond St SALE 3850	\$276,000	04/11/2024

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:

18/12/2024 15:12

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Indicative Selling Price

\$280,000

Median House Price

Year ending September 2024: \$492,940



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/383-385 York St SALE 3850 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 02/12/2024

Property Type: Unit

Land Size: 177 sqm approx



1/135 Dawson St SALE 3850 (REI)

Agent Comments



Price: \$327,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Single)



14/495 Raymond St SALE 3850 (REI)

Agent Comments



Price: \$276,000

Method: Private Sale

Date: 04/11/2024

Property Type: Unit

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



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