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	1/16-18 Princes Highway, Sale Vic 3850
Including suburb and	
postcode	

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	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 Price

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



Date of sale



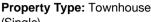
Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$280,000

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







(Single)

Agent Comments



Comparable Properties



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

3





Price: \$330,000 Method: Private Sale Date: 02/12/2024 Property Type: Unit

Land Size: 177 sqm approx

Agent Comments



1/135 Dawson St SALE 3850 (REI)

2





Agent Comments

Price: \$327,000 Method: Private Sale Date: 22/11/2024

Property Type: Townhouse (Single)

14/495 Raymond St SALE 3850 (REI)

2



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



