

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

3/14-16 Carter Street, Sale Vic 3850

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$260,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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 18 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	13/11 Trood St SALE 3850	\$330,000	11/05/2022
2	2/68 Market St SALE 3850	\$328,000	13/04/2022
3	1/146 Reeve St SALE 3850	\$325,000	21/05/2021

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 18 months.~~

This Statement of Information was prepared on:

02/11/2022 17:19

3/14-16 Carter Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$325,000

Median Unit Price

September quarter 2022: \$260,000



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Property Type: Unit

Agent Comments

Comparable Properties

13/11 Trood St SALE 3850 (VG)

Agent Comments

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Price: \$330,000

Method: Sale

Date: 11/05/2022

Property Type: Flat/Unit/Apartment (Res)



2/68 Market St SALE 3850 (REI)

Agent Comments

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Price: \$328,000

Method: Private Sale

Date: 13/04/2022

Property Type: Unit

Land Size: 180 sqm approx



1/146 Reeve St SALE 3850 (REI)

Agent Comments

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Price: \$325,000

Method: Private Sale

Date: 21/05/2021

Property Type: Unit

Land Size: 338 sqm approx

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



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