

# 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

2/14-16 Carter Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$320,000

### Median sale price

Median price

\$310,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2022

to

30/06/2023

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	2/62-64 Barkly St SALE 3850	\$337,000	17/07/2023
2	3/14-16 Carter St SALE 3850	\$302,000	24/03/2022
3	3/14-16 Carter St SALE 3850	\$300,000	29/11/2022

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:

18/07/2023 15:02

2/14-16 Carter Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

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**Indicative Selling Price**

\$320,000

**Median Unit Price**

Year ending June 2023: \$310,000



2 1 1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 155 sqm approx

**Agent Comments**

## Comparable Properties



**2/62-64 Barkly St SALE 3850 (REI)**

**Agent Comments**

2 1 1

**Price:** \$337,000

**Method:** Private Sale

**Date:** 17/07/2023

**Property Type:** Unit



**3/14-16 Carter St SALE 3850 (REI)**

**Agent Comments**

2 1 1

**Price:** \$302,000

**Method:** Private Sale

**Date:** 24/03/2022

**Property Type:** Unit



**3/14-16 Carter St SALE 3850 (REI)**

**Agent Comments**

2 1 1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 29/11/2022

**Property Type:** Unit

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



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