## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address |13 Joseph Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ing		
Single pric	e \$650,000							
Median sale p	rice							
Median price	\$492,940	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	45a Lansdowne St SALE 3850	\$630,000	16/10/2024
2	69 Marley St SALE 3850	\$665,000	08/10/2024
3	186-188 Cunninghame St SALE 3850	\$670,000	13/09/2024

OR

**B**\*\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

07/11/2024 13:33



13 Joseph Street, Sale Vic 3850

# GRAHAM CHALMER



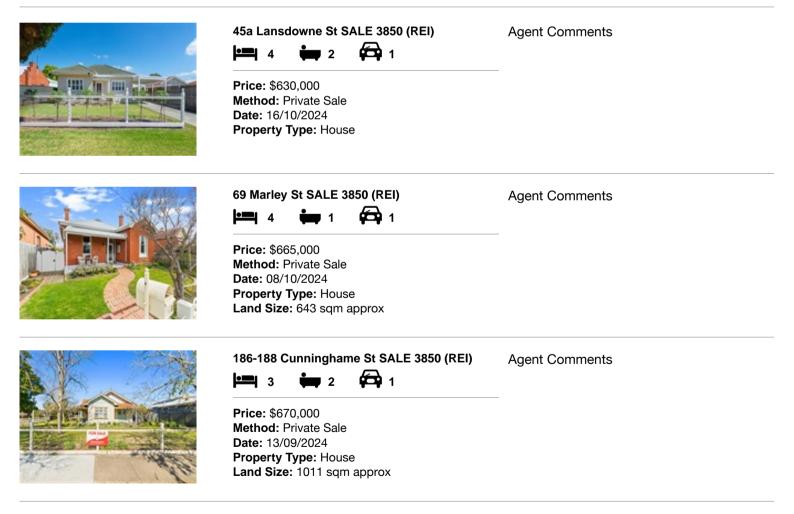


**Property Type:** House Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$650,000 Median House Price Year ending September 2024: \$492,940





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



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