

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

13 Joseph Street, Sale Vic 3850

Indicative selling price

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

Single price \$650,000

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 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	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 comparable properties 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

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Indicative Selling Price

\$650,000

Median House Price

Year ending September 2024: \$492,940



3 2 2

Property Type: House

Agent Comments

Comparable Properties



45a Lansdowne St SALE 3850 (REI)

Agent Comments

4 2 1

Price: \$630,000

Method: Private Sale

Date: 16/10/2024

Property Type: House



69 Marley St SALE 3850 (REI)

Agent Comments

4 1 1

Price: \$665,000

Method: Private Sale

Date: 08/10/2024

Property Type: House

Land Size: 643 sqm approx



186-188 Cunninghame St SALE 3850 (REI)

Agent Comments

3 2 1

Price: \$670,000

Method: Private Sale

Date: 13/09/2024

Property Type: House

Land Size: 1011 sqm approx

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