

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

5/159-161 Somerton Park Road, Sale Vic 3850

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$302,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2021

to

30/06/2022

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	2/4 Birch PI SALE 3850	\$449,500	12/04/2021
2	2/120 Palmerston St SALE 3850	\$445,000	02/06/2022
3	3/148 Pearson St SALE 3850	\$433,000	01/07/2022

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:

11/10/2022 12:39

5/159-161 Somerton Park Road, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

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Indicative Selling Price

\$439,000

Median Unit Price

Year ending June 2022: \$302,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/4 Birch PI SALE 3850 (REI)

Agent Comments



Price: \$449,500

Method: Private Sale

Date: 12/04/2021

Property Type: Townhouse (Single)



2/120 Palmerston St SALE 3850 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 02/06/2022

Property Type: Unit

Land Size: 345 sqm approx



3/148 Pearson St SALE 3850 (REI/VG)

Agent Comments



Price: \$433,000

Method: Private Sale

Date: 01/07/2022

Property Type: Townhouse (Single)

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



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