#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	4/42 Ross Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

89,000

#### Median sale price

Median price	\$460,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	109 Market St SALE 3850	\$590,000	08/05/2024
2	20a Turnbull St SALE 3850	\$610,000	01/05/2024
3	13 Market St SALE 3850	\$565,000	20/10/2023

#### 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:	03/02/2025 12:03





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> **Indicative Selling Price** \$589,000

**Median House Price** December quarter 2024: \$460,000







## Comparable Properties



109 Market St SALE 3850 (REI)

3

Price: \$590,000 Method: Private Sale Date: 08/05/2024 Property Type: House Land Size: 389 sqm approx Agent Comments



20a Turnbull St SALE 3850 (REI/VG)

3



Price: \$610,000 Method: Private Sale Date: 01/05/2024 Property Type: House Land Size: 370 sqm approx **Agent Comments** 



13 Market St SALE 3850 (REI/VG)

2





Price: \$565,000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 303 sqm approx Agent Comments

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





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