## 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

184 Fitzroy Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$549,000								
Median sale price									
Median price	\$472,500	Pro	operty Type Hou	se	Suburb	Sale			
Period - From	01/01/2023	to	31/03/2023	Sourc	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.

Ad	dress of comparable property	Price	Date of sale
1	97 Market St SALE 3850	\$555,000	07/06/2022
2	179 Macarthur St SALE 3850	\$550,000	30/03/2022
3	110 Barkly St SALE 3850	\$550,000	14/01/2022

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:

20/06/2023 17:17



184 Fitzroy Street, Sale Vic 3850

# GRAHAM CHALMER





Property Type: House Land Size: 680 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$549,000 Median House Price March quarter 2023: \$472,500

## **Comparable Properties**



Price: \$555,000 Method: Sale Date: 07/06/2022 Property Type: House (Res) Land Size: 999 sqm approx Agent Comments

Agent Comments



179 Macarthur St SALE 3850 (VG)



Price: \$550,000 Method: Sale Date: 30/03/2022 Property Type: House (Res) Land Size: 838 sqm approx



110 Barkly St SALE 3850 (REI)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 14/01/2022 Property Type: House Land Size: 1011 sqm approx

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





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