

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

47 Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

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	76 Topping St SALE 3850	\$650,000	28/02/2022
2	35 Janice Way SALE 3850	\$649,500	13/01/2022
3	8 James Ct SALE 3850	\$620,000	14/04/2022

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:

29/09/2022 12:47

47 Elgin Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$630,000

Median House Price

June quarter 2022: \$550,000



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



76 Topping St SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$650,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 755 sqm approx



35 Janice Way SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$649,500

Method: Private Sale

Date: 13/01/2022

Property Type: House

Land Size: 1053 sqm approx



8 James Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$620,000

Method: Private Sale

Date: 14/04/2022

Property Type: House

Land Size: 1561 sqm approx

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



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