

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

154 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$479,950

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	128 Thomson St SALE 3850	\$530,000	05/10/2021
2	85 Fitzroy St SALE 3850	\$520,000	26/08/2021
3	10 Railway Pl SALE 3850	\$520,000	02/12/2021

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:

16/02/2022 14:22

Victoria Cook

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Indicative Selling Price

\$479,950

Median House Price

December quarter 2021: \$442,000



3 2 2

Property Type: House

Land Size: 371 sqm approx

Agent Comments

Comparable Properties



128 Thomson St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$530,000

Method: Private Sale

Date: 05/10/2021

Property Type: House

Land Size: 377 sqm approx



85 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 26/08/2021

Property Type: House

Land Size: 326 sqm approx



10 Railway Pl SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 02/12/2021

Property Type: House

Land Size: 540 sqm approx

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