

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

45 Simpson Street, Sale Vic 3850

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$465,000

Property Type House

Suburb Sale

Period - From 01/04/2024

to 30/06/2024

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	Price	Date of sale
1	2/135 Market St SALE 3850	\$430,000	12/03/2024
2	133a Market St SALE 3850	\$430,000	26/02/2024
3	1/112 Marley St SALE 3850	\$430,000	31/10/2023

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:

06/08/2024 11:54

Chris Morrison
0351439206
0419381832
cjmorrison@chalmer.com.au

Indicative Selling Price
\$425,000

Median House Price
June quarter 2024: \$465,000



Property Type:
Agent Comments

Comparable Properties



2/135 Market St SALE 3850 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit

133a Market St SALE 3850 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 26/02/2024
Property Type: House (Res)
Land Size: 485 sqm approx



1/112 Marley St SALE 3850 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 31/10/2023
Property Type: House

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