

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

62 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$665,000

Median sale price

Median price \$460,000

Property 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	Price	Date of sale
1	69 Marley St SALE 3850	\$665,000	08/10/2024
2	25 Stafford Dr SALE 3850	\$665,000	13/09/2024
3	18 Marley St SALE 3850	\$699,000	01/08/2024

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:

04/03/2025 14:38

Chris Morrison

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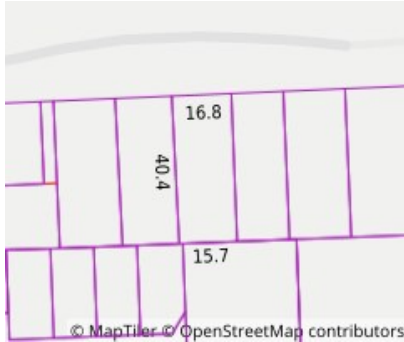
cjmorrison@chalmer.com.au

Indicative Selling Price

\$665,000

Median House Price

December quarter 2024: \$460,000

**Property Type:** House (Res)**Land Size:** 674 sqm approx

Agent Comments

Comparable Properties

**69 Marley St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$665,000**Method:** Private Sale**Date:** 08/10/2024**Property Type:** House**Land Size:** 643 sqm approx**25 Stafford Dr SALE 3850 (VG)**

Agent Comments

**Price:** \$665,000**Method:** Sale**Date:** 13/09/2024**Property Type:** House (Res)**Land Size:** 796 sqm approx**18 Marley St SALE 3850 (REI)**

Agent Comments

**Price:** \$699,000**Method:** Private Sale**Date:** 01/08/2024**Property Type:** House

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