

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

81 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price

\$437,500

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

31/12/2022

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	78 Stawell St SALE 3850	\$440,000	04/10/2021
2	91a Lansdowne St SALE 3850	\$435,000	11/11/2022
3	55 Topping St SALE 3850	\$430,000	17/02/2022

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:

09/03/2023 15:57

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$437,500

Median House Price

December quarter 2022: \$480,000



3 2 2

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



78 Stawell St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$440,000

Method: Private Sale

Date: 04/10/2021

Property Type: House



91a Lansdowne St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$435,000

Method: Sale

Date: 11/11/2022

Property Type: House (Res)

Land Size: 456 sqm approx



55 Topping St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$430,000

Method: Private Sale

Date: 17/02/2022

Property Type: House

Land Size: 650 sqm approx

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