

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 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price \$885,000

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	40 Dundas St SALE 3850	\$880,000	16/08/2024
2	40 Barkly St SALE 3850	\$899,000	15/07/2024
3	8 Valetta St SALE 3850	\$882,500	08/06/2023

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:

25/09/2024 16:17

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$885,000

Median House Price

June quarter 2024: \$465,000

**Property Type:** House (Res)**Land Size:** 1011 sqm approx

Agent Comments

Comparable Properties

**40 Dundas St SALE 3850 (REI)**

Agent Comments

**Price:** \$880,000**Method:** Private Sale**Date:** 16/08/2024**Property Type:** House**Land Size:** 1013 sqm approx**40 Barkly St SALE 3850 (VG)**

Agent Comments

**Price:** \$899,000**Method:** Sale**Date:** 15/07/2024**Property Type:** House (Res)**Land Size:** 1021 sqm approx**8 Valetta St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$882,500**Method:** Private Sale**Date:** 08/06/2023**Property Type:** House**Land Size:** 1363 sqm approx
Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690