

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

11 Joseph Street, Sale Vic 3850

Indicative selling price

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

Single price \$549,000

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	195 Foster St SALE 3850	\$575,000	30/09/2021
2	25 Araluen Dr SALE 3850	\$545,000	11/10/2021
3	104 Stawell St SALE 3850	\$532,500	17/12/2021

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:

23/01/2022 17:36

11 Joseph Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$549,000

Median House Price

December quarter 2021: \$442,000



Property Type: House (Previously Occupied - Detached)

Land Size: 934 sqm approx

Agent Comments

Comparable Properties



195 Foster St SALE 3850 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 30/09/2021

Property Type: House

Land Size: 674 sqm approx



25 Araluen Dr SALE 3850 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 11/10/2021

Property Type: House (Res)

Land Size: 814 sqm approx



104 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$532,500

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 674 sqm approx

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



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