

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

1/141 Desailly Street, Sale Vic 3850

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$340,000 Property Type Unit Suburb Sale

Period - From 01/07/2025 to 30/09/2025 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	1/115 Reeve St SALE 3850	\$380,000	11/02/2025
2	45 Simpson St SALE 3850	\$410,000	10/10/2024
3	5/134-136 Desailly St SALE 3850	\$398,000	27/06/2024

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:

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1/141 Desailly Street, Sale Vic 3850

Chalmer

Chris Morrison

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

September quarter 2025: \$340,000



Property Type:

Agent Comments

Comparable Properties



1/115 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit



45 Simpson St SALE 3850 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 10/10/2024

Property Type: Unit

Land Size: 304 sqm approx



5/134-136 Desailly St SALE 3850 (REI)

Agent Comments



Price: \$398,000

Method: Private Sale

Date: 27/06/2024

Property Type: Townhouse (Single)

Land Size: 250 sqm approx

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



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