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

1/9 Elgin Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$395,000								
Median sale price									
Median price	\$475,000	Pro	operty Type	Ηοι	ise		Suburb	Sale	
Period - From	01/04/2024	to	31/03/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/8-10 Darling St SALE 3850	\$420,000	30/05/2025
2	5/14-18 Darling St SALE 3850	\$409,000	05/02/2025
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:

26/06/2025 12:48



1/9 Elgin Street, Sale Vic 3850

Chalmer





Property Type: Flat/Unit/Apartment (Res) Land Size: 133 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$395,000 Median House Price Year ending March 2025: \$475,000

Comparable Properties

1/8-10 Darling St SALE 3850 (REI) 1 1 2 Price: \$420,000 Method: Private Sale Date: 30/05/2025 Property Type: Townhouse (Single)	Agent Comments
5/14-18 Darling St SALE 3850 (REI) 2 2 2 1 Price: \$409,000 Method: Private Sale Date: 05/02/2025 Property Type: Unit	Agent Comments
5/134-136 Desailly St SALE 3850 (REI) 2 1 1 1 Price: \$398,000 Method: Private Sale Date: 27/06/2024 Property Type: Townhouse (Single) Land Size: 250 sqm approx	Agent Comments

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



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