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

130 Cunninghame Street, Sale Vic 3850

Indicative selling price

For the meaning of this		

Single price \$783,000

Median sale price

Median price	\$510,000	Pro	perty Type Hou	ise		Suburb	Sale
Period - From	01/04/2025	to	30/06/2025	Sou	urce	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	11 Market St SALE 3850	\$780,000	21/05/2025
2	478 Raymond St SALE 3850	\$800,000	15/11/2024
3	6 Stafford Dr SALE 3850	\$785,000	15/05/2024

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:

17/07/2025 10:53



Chalmer

Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

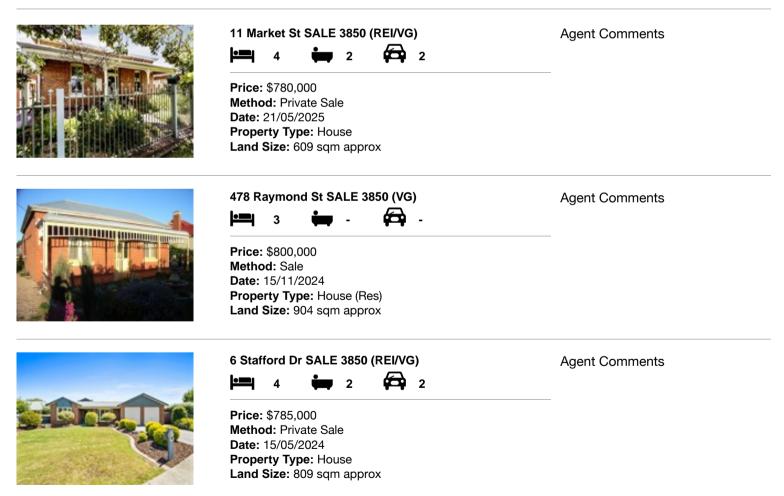
Indicative Selling Price \$783,000 Median House Price June quarter 2025: \$510,000





Property Type: House Land Size: 993 sqm approx Agent Comments

Comparable Properties



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



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