Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 140 Fitzroy Street, Sale Vic 3850 |
|-----------------------|-----------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

Single price \$329,950

Median sale price

| Median price \$542,500 | Pro | pperty Type Ho | use | S | Suburb | Sale |
|--------------------------|-----|----------------|-----|--------|--------|------|
| Period - From 01/01/2025 | to | 31/03/2025 | Sou | ırce F | 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 | 278 Raglan St SALE 3850 | \$312,000 | 22/10/2024 |

| Ľ | 2 | 155 Macarthur St SALE 3850 | \$325,000 | 27/06/2024 |
|-----|---|----------------------------|-----------|------------|
| - ; | 3 | 27 Raglan St SALE 3850 | \$340,000 | 08/01/2024 |

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.

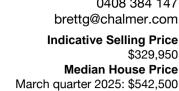
| This Statement of Information was prepared on: | 11/04/2025 16:43 |
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5144 4333 0408 384 147 brettg@chalmer.com **Indicative Selling Price** \$329,950

Brett Glover





1 3

Rooms: 5

Property Type: House Land Size: 736 sqm approx

Agent Comments

Comparable Properties



278 Raglan St SALE 3850 (REI/VG)

Price: \$312,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 573 sqm approx

155 Macarthur St SALE 3850 (REI/VG)





Agent Comments

Agent Comments



3

Price: \$325,000 Method: Private Sale Date: 27/06/2024 Property Type: House

Land Size: 622 sqm approx

27 Raglan St SALE 3850 (VG)

Price: \$340,000 Method: Sale Date: 08/01/2024

Property Type: House (Res) Land Size: 582 sqm approx Agent Comments



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



