### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

142A Market Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$569,000								
Median sale price									
Median price	\$475,000	Pro	operty Type Hou	se	Suburb	Sale			
Period - From	01/04/2024	to	31/03/2025	Source	REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	117 Lansdowne St SALE 3850	\$580,000	27/05/2025
2	180 Fitzroy St SALE 3850	\$580,000	13/02/2025
3	125 Stawell St SALE 3850	\$575,000	05/02/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/06/2025 17:08



142A Market Street, Sale Vic 3850

# Chalmer

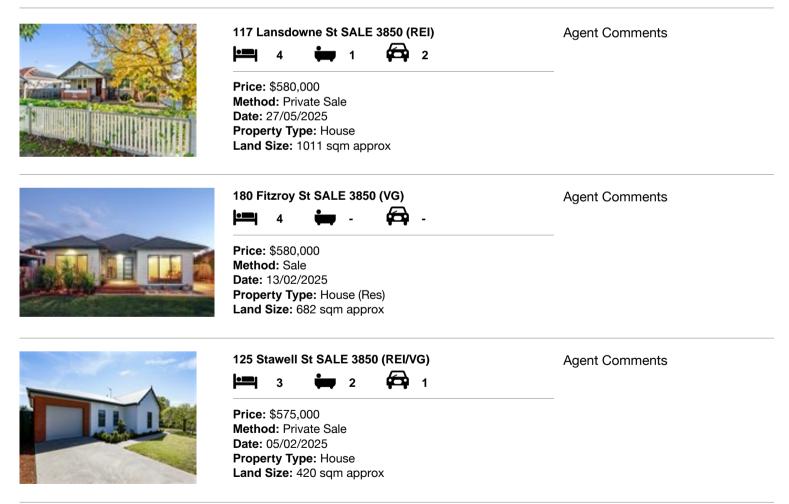




**Property Type:** House Land Size: 587 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$569,000 Median House Price Year ending March 2025: \$475,000

## **Comparable Properties**



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



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