Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	146 Desailly 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 \$635,000

Median sale price

Median price	\$475,000	Pro	perty Type	House		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 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

Add	dress of comparable property	Price	Date of sale
1	186-188 Cunninghame St SALE 3850	\$670,000	13/09/2024
2	2 Wharf Ct SALE 3850	\$600,000	16/08/2024
3	5 Louise Ct SALE 3850	\$670,000	22/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/05/2025 16:00
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Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$635,000 **Median House Price** Year ending March 2025: \$475,000





Comparable Properties



186-188 Cunninghame St SALE 3850 (REI)

Agent Comments

Price: \$670,000 Method: Private Sale Date: 13/09/2024 Property Type: House

Land Size: 1011 sqm approx

2 Wharf Ct SALE 3850 (REI/VG)





Agent Comments

Price: \$600,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 842 sqm approx



5 Louise Ct SALE 3850 (REI/VG)





Price: \$670,000 Method: Private Sale Date: 22/07/2024 Property Type: House Land Size: 782 sqm approx Agent Comments

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





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