### 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

165 Reeve Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$595,000							
Median sale price								
Median price	\$542,500	Pro	operty Type Hou	se		Suburb	Sale	
Period - From	01/01/2025	to	31/03/2025	So	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Antares Av SALE 3850	\$585,000	30/01/2025
2	46 Montgomery St SALE 3850	\$590,000	21/10/2024
3	2 Wharf Ct SALE 3850	\$600,000	16/08/2024

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:

14/04/2025 08:56



165 Reeve Street, Sale Vic 3850

# GRAHAM CHALMER



**Property Type:** House Agent Comments

Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$595,000 Median House Price March quarter 2025: \$542,500

## **Comparable Properties**

5 Antares Av SALE 3850 (REI)   5 3 2   Price: \$585,000   Method: Private Sale   Date: 30/01/2025   Property Type: House   Land Size: 857 sqm approx	Agent Comments
46 Montgomery St SALE 3850 (REI/VG) 4 2 5 Price: \$590,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 769 sqm approx	Agent Comments
2 Wharf Ct SALE 3850 (REI/VG) 4 2 6 4 Price: \$600,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 842 sqm approx	Agent Comments

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



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