

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

2/74 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$275,000

Property Type

Unit

Suburb

Sale

Period - From

01/01/2025

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	Price	Date of sale
1	3/78 Guthridge Pde SALE 3850	\$450,000	30/10/2024
2	2/35 Palmerston St SALE 3850	\$465,000	29/07/2024
3	5/35 Reeve St SALE 3850	\$450,000	13/05/2024

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:

21/05/2025 17:07

Sarah Bedggood

5144 4333

0400 614 669

sarahb@chalmer.com.au

Indicative Selling Price

\$459,000

Median Unit Price

March quarter 2025: \$275,000



2
 2
 1

Property Type: Unit**Land Size:** 251 sqm approx**Agent Comments**

Comparable Properties

**3/78 Guthridge Pde SALE 3850 (REI/VG)****Agent Comments**

2
 2
 3

Price: \$450,000**Method:** Private Sale**Date:** 30/10/2024**Property Type:** Unit**Land Size:** 364 sqm approx**2/35 Palmerston St SALE 3850 (REI/VG)****Agent Comments**

3
 2
 1

Price: \$465,000**Method:** Private Sale**Date:** 29/07/2024**Property Type:** Unit**5/35 Reeve St SALE 3850 (VG)****Agent Comments**

3
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Price: \$450,000**Method:** Sale**Date:** 13/05/2024**Property Type:** Flat/Unit/Apartment (Res)

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